



19 Lyndhurst Avenue, Broadmoor

PRICE REDUCED Offers In Region Of £284,000

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**CHANDLER ROGERS**
ESTATE AGENTS

19 Lyndhurst Avenue, Broadmoor





THE PROPERTY

Chandler Rogers are delighted to present for sale 19 Lyndhurst Avenue; the latest development by the renowned local firm A J Collins (Building Contractors) Ltd. An architect designed, stylish, new build two bedroom detached bungalow situated in a peaceful cul-de-sac in the popular village of Broadmoor, within easy reach of the local amenities in Kilgetty. The accommodation comprises Entrance Hall, open plan Lounge/Kitchen/Dining Area (which opens onto a paved patio), Two Double Bedrooms and a Family Bathroom. Externally there is an integral garage and off road parking for two cars on a brick paved driveway, there is also a low maintenance garden mostly laid to lawn with a paved patio area at the rear of the house. The property benefits from oil fired heating, solar hot water, sprinkler fire suppression system, and uPVC double glazing throughout, and is finished to a very high specification. The bungalow will also benefit from a 10 year NHBC Warranty.



Hall

Enter through composite door with frosted pane and sidelite into Hall. Doors to all room. Door to large closet with integral shelving housing inverter and PV system for the solar panels, and controls for the fire alarm and sprinkler fire suppression system.

Lounge/Kitchen/Diner

7.01m x 6.4m (23'0" x 21'0")

L shape open plan living space with south



Kitchen Area

Fitted kitchen suite from Classic Kitchens with a range of wall and base units with matching oak worktop. Composite sink and drainer with mixer tap over. Integral four ring electric hob and oven with extractor over with tempered glass splashback. . Space and connection for washing machine, dishwasher, and upright fridge freezer.

Bedroom 1

4.39m x 3.15m (14'5" x 10'4")

Window to front. TV point.

Bedroom 2

3.2m x 3.15m (10'6" x 10'4")

Window to front. TV point.



Family Bathroom

2.31m x 2.01m (7'7" x 6'7")

Frosted window to side. Fitted with contemporary suite comprising WC, wash hand basin in vanity unit, double ended bath with mixer tap, and mains shower in separate glazed enclosure. Fully tiled walls and floor. Heated towel rail. Extractor.

Externally

The property is approached from the front over a block paved driveway which provides off road parking for two cars and leads to the integral Garage. A paved pathway continues to either side of the property giving access to the low maintenance garden at the rear, which is mostly laid to gravel with a sunny paved patio accessed from the Lounge; the perfect spot for al fresco dining and relaxing.

Garage

5.03m x 3m (16'6" x 9'10")



Property Information

We are advised the property is Freehold.

Mains power and drainage. Oil fired central heating.

An array of 6 fully owned solar panels assist with hot water and provide a useful feed-in tariff.

Hard wired fire alarm and sprinkler system.


The property is of standard construction, and will benefit from a 10 year NHBC Warranty, to be registered upon sale.

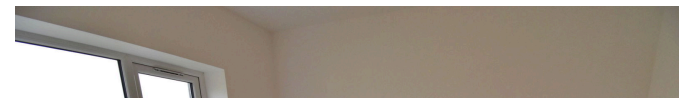
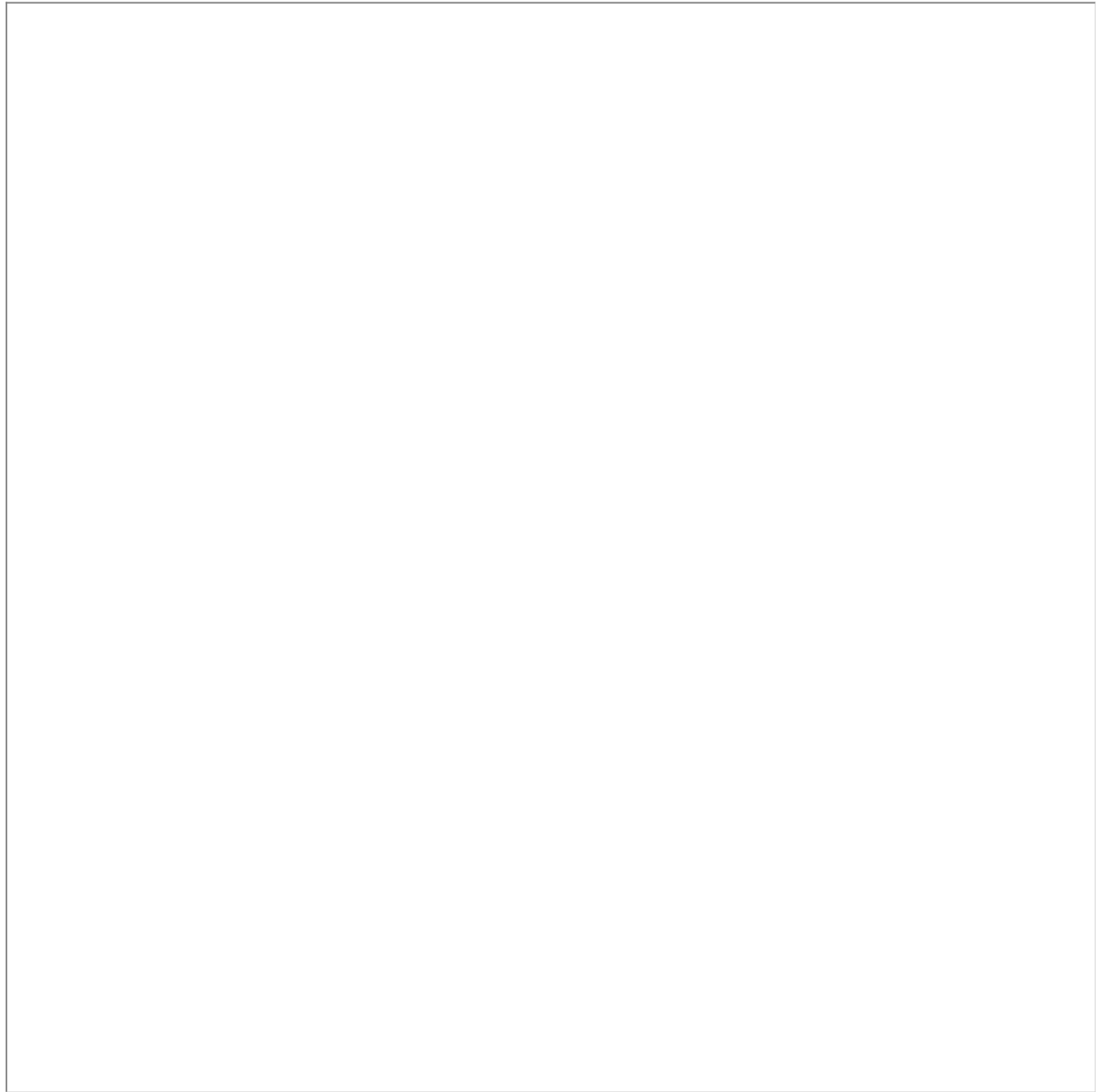
Directions

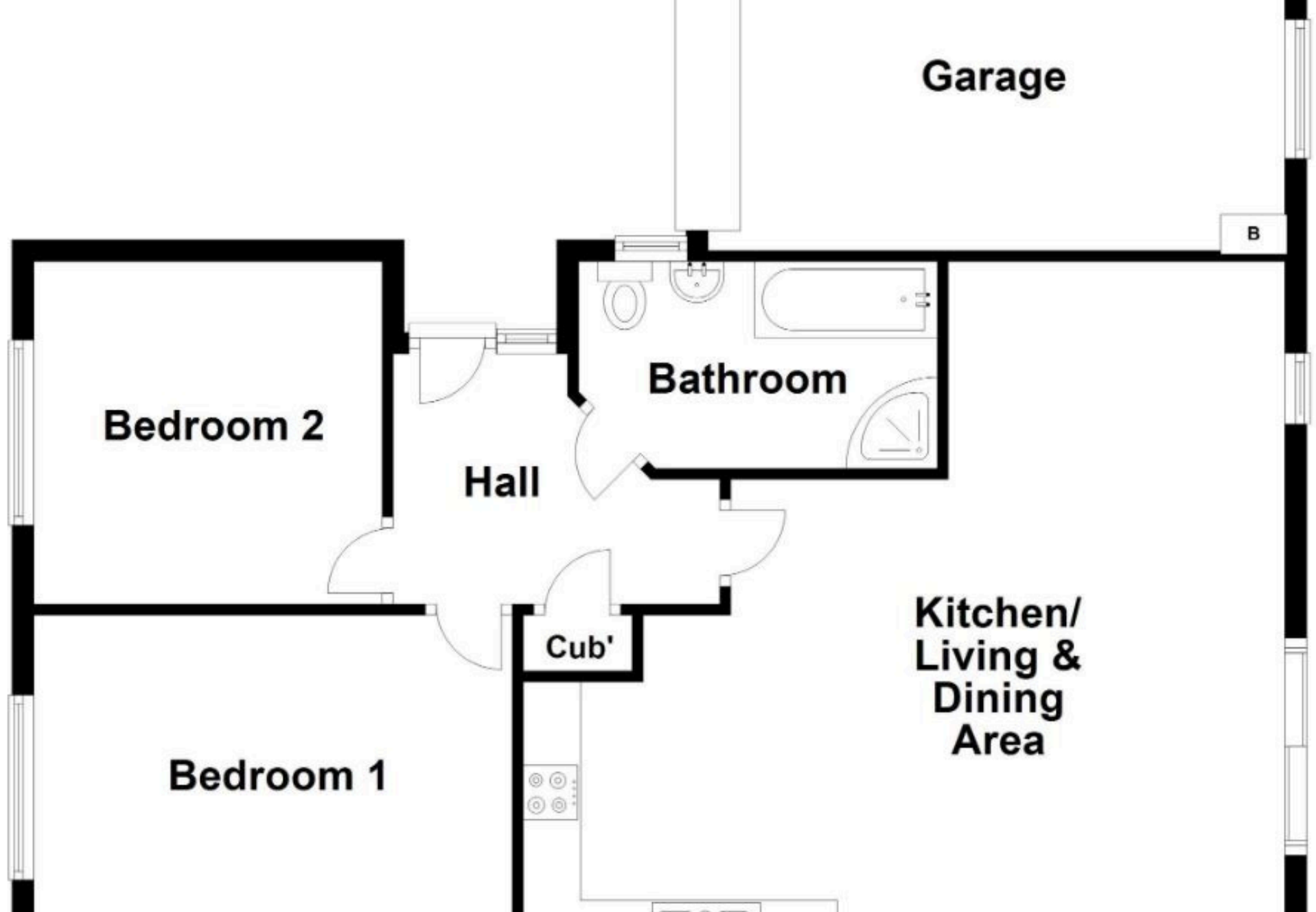
Leave Tenby and head north on the A478 through Wooden and into Pentlepoir. Continue to the second filling station (The Old Pump) and turn immediate left into Templebar Road. Follow this road to the end and turn right. At the traffic lights proceed straight across and continue for about a quarter of a mile. Take a left hand turn





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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