



2 Lamborough Crescent, Clarbeston Road, Haverfordwest, SA63 4UZ

**Offers In The Region Of £260,000**

Viewing - By Prior Appointment.

A deceptively spacious detached 3 bedroom bungalow, in a popular village location and standing on a generous plot and benefitting from a conservatory and a single garage. Equally suited as a family or retirement home.

## SITUATION

Lamborough Crescent is a mature residential development of a mix of property styles located in the popular village of Clarbeston Road which lies some 5-6 miles or so north east of the market town of Haverfordwest. The village has a thriving community with a busy public house and village hall alongside a local football club that has teams from juniors through to seniors. There is also a train station and regular bus service to Haverfordwest. Primary schools are available in the nearby villages of Wiston, Spittal and Maenclochog and the Llysyfran Reservoir and Country Park is also close by.

The village lies within easy reach of the A40 and all of the major towns of the area, with Haverfordwest providing an extensive range of amenities.

## DIRECTIONS

From Haverfordwest, take the Cardigan Road out of the town and in Crundale turn right for Clarbeston Road. Proceed into Clarbeston Road, pass the turning for Maenclochog and the entrance to Lamborough Crescent will be seen on the left. No 2 is the first property on the right.

## DESCRIPTION

2 Lamborough Crescent comprises a detached bungalow constructed some 30 years ago of smooth rendered cavity block walls under an interlocking concrete tiled roof and occupies a corner plot, with a driveway that offers car-parking for several vehicles leading to a single garage. The accommodation includes:-

## ENTRANCE HALL

With upvc double glazed door and opening into the inner hallway with loft access, airing cupboard and radiator.

## SITTING/DINING ROOM 22'7" x 11'5" min to a x of 16'8" (6.9m x 3.5m min to a x of 5.1m)



A light and airy room, having 2 windows to one elevation and French Doors opening into the garden to the side and a focal point of a recently fitted coal-effect LPG fire within a timber surround and 2 radiators.

## KITCHEN 13'1" x 9'4" (4.0m x 2.85m)



with double aspect windows, part-tiled walls and a tiled effect floor, radiator and equipped with a range of fitted base units with complimentary work surfaces over and including a 1 ½ bowl sink unit and electric hob and oven with extractor hood over. There is further storage in matching wall-mounted cupboards and a breakfast bar. Built-in fittings include an under-counter fridge and a dishwasher.

## UTILITY ROOM 7'4" x 5'5" (2.25m x 1.67m)

with a stainless steel single drainer sink unit, plumbing for washing machine, oil-fired boiler, and radiator.

## CLOAKROOM

off, with W.C. and wash - basin.

## CONSERVATORY 9'6" x 9'6" (2.90m x 2.90m)



being UPVC double-glazed on a dwarf wall, with French doors opening into the garden and radiator.

**WET ROOM 11'8" x 8'2" (3.56m x 2.5m)**



with tiled walls and floors and a corner shower cubicle, fitted storage cupboard, W.C wash-basin and light/shaver point over. Radiator.

**BEDROOM 1 11'8" x 11'2" (3.56m x 3.41m)**



with window to the rear and radiator.

**BEDROOM 2 11'5" x 9'11" (3.50m x 3.04m)**



with window to the rear and radiator.

**BEDROOM 3 7'7" x 13'1" (2.33m x 4.0m)**

with window to the fore and radiator.

**EXTERNALLY**

2 Lamborough Crescent stands on a good-sized plot that has a driveway to the fore that offers off-road car-parking for several vehicles and leads to a single semi-detached garage with up and over door and power points. Access around the bungalow leads to the side and rear garden areas which include lawn areas, raised beds for vegetables and a greenhouse.

**SERVICES**

The property benefits from mains water, electricity and drainage with full oil-fired central heating and double glazed windows. We are advised that broadband is available.

**TENURE.**

Freehold with vacant possession on completion.

**LOCAL AUTHORITY.**

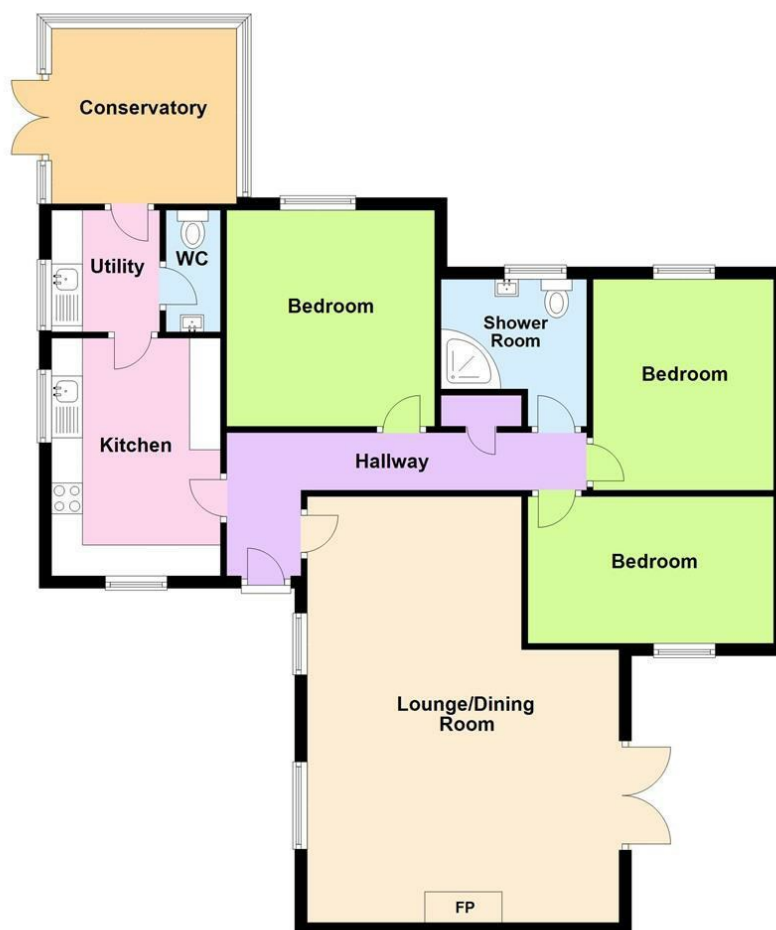
Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire. SA61 1TP. 01437 764551 Council Tax Band TBC.

**GENERAL REMARKS**

This is a deceptively spacious bungalow that occupies a convenient setting within the ever-popular village of Clarbston Road which lies in the heart of the coastal county of Pembrokeshire. The accommodation is ideally suited to those looking for either a family home or a property for retirement purposes with 3 good-sized bedrooms and a well-equipped kitchen and utility room. The Sitting/ Dining Room is a light and airy room and the conservatory to the rear enjoys and aspect overlooking the rear garden. Viewing is highly recommended.

# Floor Plan

## Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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