



1 Crunwere Close, Llanteg, Narberth SA67 8QP

Offers in the region of £237,500

**Modern 4 Bedroom Detached House
Master Bedroom with Walk In Wardrobe and En-Suite
Double Garage and Parking
Short Drive to the Pembrokeshire Coastline
EPC Rating C**

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FC/FC/60111/301017

DESCRIPTION

A beautifully presented 4 bedroom detached home on a small private estate in the village of Llanteg. This modern home offers ideal family accommodation with the downstairs rooms flowing perfectly off one another, the large lounge opens to the dining room, both of these rooms benefit from patio doors opening onto the south facing rear garden, an archway opens the dining room to the large kitchen with utility room off and then back into the entrance hall with WC, upstairs the master bedroom has a walk in dressing room and en-suite shower room, with 3 further bedrooms and family bathroom. The enclosed rear garden is mainly laid to lawn and has a pleasant view across the countryside, gated access to the side leads to a large driveway with parking for several vehicles/ caravan/boat with a double detached garage. There is a petrol station with shop within walking distance of the property with the beautiful Pembrokeshire coastline just a short drive away.

ENTRANCE HALL

Entered via double glazed door with coloured motif glazing and matching side panel, ceiling light, stairs to first floor landing with storage cupboard under, radiator, fitted carpet.

WC

5' X 4'8 (1.52m X 1.42m)
Ceiling light, coving, obscure double glazed window to fore, extractor fan, low level toilet, pedestal wash hand basin, radiator.

LOUNGE

20'9 x 11'9 (6.32m x 3.58m)
Ceiling lights x 2, coving, double glazed window to fore, double glazed sliding patio doors to rear, radiator, wood surround fireplace with marble effect backing and hearth, electric fire inset, french doors into dining room, fitted carpet.

DINING ROOM

11'2 x 10'5 (3.40m x 3.18m)
Ceiling light, coving, double glazed sliding patio doors to rear, radiator, laminate flooring, archway to:

KITCHEN

15'6 x 9'1 (4.72m x 2.77m)
Recess spotlights, coving, double glazed window to rear, range of modern cream wall and base units with complementary worktops over and matching breakfast bar, integrated dish washer, Bush Microwave and Fan Assisted Oven, 5 ring LPG gas hob with extractor fan over, 1 ½ bowl single drain sink with mixer tap over, radiator, tiled flooring, archway to:

UTILITY ROOM

9'1 x 4'8 (2.77m x 1.42m)
Ceiling light, coving, double glazed window to rear, base units with worktop over, circular wash basin and matching drainer, plumbing for washing machine radiator, space for free standing American Style Fridge/Freezer, double glazed door to side, tiled flooring.

FIRST FLOOR LANDING

Ceiling light, textured ceiling, fire alarm, access to attic, radiator, airing cupboard with shelving and internal radiator, doors to:

MASTER BEDROOM

12'9 x 12' (3.89m x 3.66m)
Ceiling light, textured ceiling, double glazed window to rear, radiator, fitted carpet, archway to:

WALK IN WARDROBE

7'6 x 3'1 (2.29m x 0.94m)
Ceiling light, textured ceiling, obscure double glazed window to fore, two double door fitted wardrobes, door to:

EN SUITE SHOWER

7'6 x 6'4 (2.29m x 1.93m)
Recessed spot lights, textured ceiling, obscure double glazed window to fore, corner shower cubicle, low level toilet, pedestal wash hand basin, radiator, fitted carpet,

BEDROOM 2

10'7 x 9'7 (3.23m x 2.92m)
Ceiling light, textured ceiling, double glazed window to rear, double door built in wardrobes x 2, radiator, fitted carpet,

BEDROOM 3

9'7 x 9' (2.92m x 2.74m)
Ceiling light, textured ceiling, double glazed window to fore, double door built in wardrobe, radiator, fitted carpet

FAMILY BATHROOM

8'4 x 7'6 (2.54m x 2.29m)

Recessed spotlights, textured ceiling, obscure double glazed window to fore, panelled bath, low level toilet, pedestal wash hand basin, radiator, fitted carpet.

BEDROOM 4

9'6 x 7'7 (2.90m x 2.31m)
Ceiling light, textured ceiling, double glazed window to rear, radiator, fitted carpet

EXTERNALLY

The property is approached on a paved path leading to the front door past lawned front garden, to the side is a large tarmac driveway providing parking for several cars and access to the double detached garage 17' x 16'7 of block construction under tiled roof with electric up and over door, power and light, To the rear the garden is south facing, mainly laid to lawn with patio area.

SERVICES

We have been advised that mains water and electricity are connected, private drainage system servicing all properties in Crunwere Close

VIEWING

By appointment with the selling Agents on 01834 861812 or e-mail narberth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Narberth Office proceed on the A478 southwards to Kilgetty at the second roundabout take the first left onto the A477 and proceed to the village of Llanteg, watch out for the signpost pointing you in the direction of Tavernspite and take the left turn just before the petrol station, Crunwere close can then be found the first turning on the right with No 1 being the first property on the right.

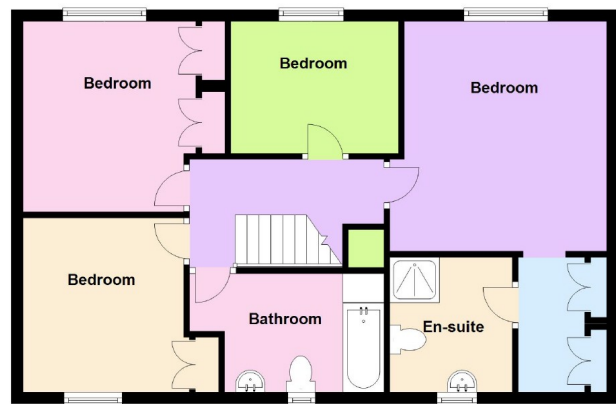
Ground Floor

Approx. 63.3 sq. metres (681.9 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.3 sq. feet)

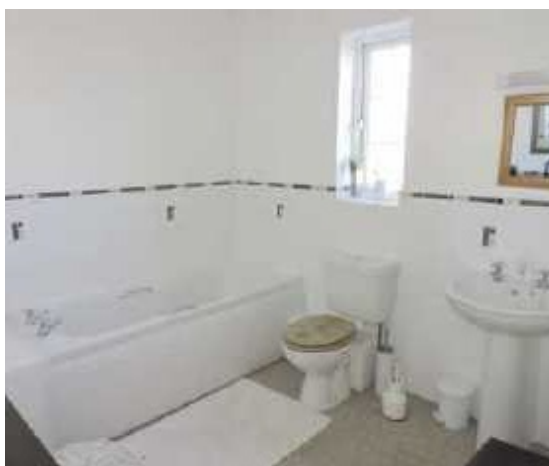


Total area: approx. 126.6 sq. metres (1363.2 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	73
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		65	68
		EU Directive 2002/91/EC	

**John.
Francis**