

NEW  
INSTRUCTION



## 18 Vicarage Fields, Pembroke SA71 4AQ

**£210,000**

Three Bedroom Detached Bungalow  
Within Walking Distance To Towns Facilities & Amenities  
Located In A Lovely Quiet cul-de-sac  
Front & Enclosed Rear Garden  
Ample Parking And Garage

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**HS/WJ/79403/031220**

## **DESCRIPTION**

A three bedroom detached bungalow within level walking distance of Pembroke town centre. The property is situated close to local amenities including a store and transport links and offers spacious well-appointed accommodation. Located in a lovely quiet cul-de-sac on the sought after Vicarage Fields residential estate this property boasts an open plan living room to dining room, three bedrooms, double glazing, gas central heating, manageable front and enclosed rear garden, garage plus ample parking for a number of vehicles. No forward chain attached to this sale.

## **ENTRANCE HALLWAY (L SHAPED)**

Entered via door to front with obscure glazed insert window plus obscure glazed side window, radiator, airing cupboard with shelving and wall mounted gas fired boiler, loft access, doors to;

## **LIVING ROOM**

12'9 x 11'4 (3.89m x 3.45m)  
Double glazed patio doors granting access and outlook to the front garden, radiator, opening to;

## **DINING ROOM**

9'7 x 8'8 (2.92m x 2.64m)  
Double glazed window to front with outlook to front garden, radiator.

## **KITCHEN**

9'8 x 9'6 (2.95m x 2.90m)  
Fitted with a range of matching wall and base units with worktop over, stainless steel sink with mixer tap, integrated oven, 4 ring electric hob with extractor hood above, under counter space and plumbing

for washing machine, localised tiling to walls, radiator, double glazed window to side with outlook to side/rear garden, part glazed double glazed door granting access to the side of the property.

## **BATHROOM**

9'7/7' x 7'1/2'6 (2.92m x 2.16m)

Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower fitment tap, tiled flooring, tiled walls, radiator, obscure double glazed window to side.

## **BEDROOM 1**

11'5 x 9'8 (3.48m x 2.95m)

Radiator, double glazed window to rear with outlook to rear garden.

## **BEDROOM 2**

11'5 x 8'4 (3.48m x 2.54m)

Double glazed window to rear, radiator.

## **BEDROOM 3**

10'8 x 8'3 (3.25m x 2.51m)

Double glazed window to side, radiator.

## **EXTERNALLY**

The front of the property is approached via tarmac driveway providing ample off road parking and leading to the **ATTACHED GARAGE** with up and over door to the front, power and lighting connected. The garden area is laid mainly lawn with planted flower borders and a pathway to either side of the property leads to the enclosed rear and side garden. The rear garden is laid mainly to lawn and the side section of the garden again laid to lawn and all incorporating planted flower borders.

## **SERVICES**

We are advised that mains water, electricity, gas and

drainage are connected to the property. Gas fired central heating system.

## **VIEWING**

By appointment with the selling Agents on 01646 685577 or e-mail [pembroke@johnfrancis.co.uk](mailto:pembroke@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **FACEBOOK & TWITTER**

Follow us on twitter  
@JohnFrancisPem or on facebook  
[www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

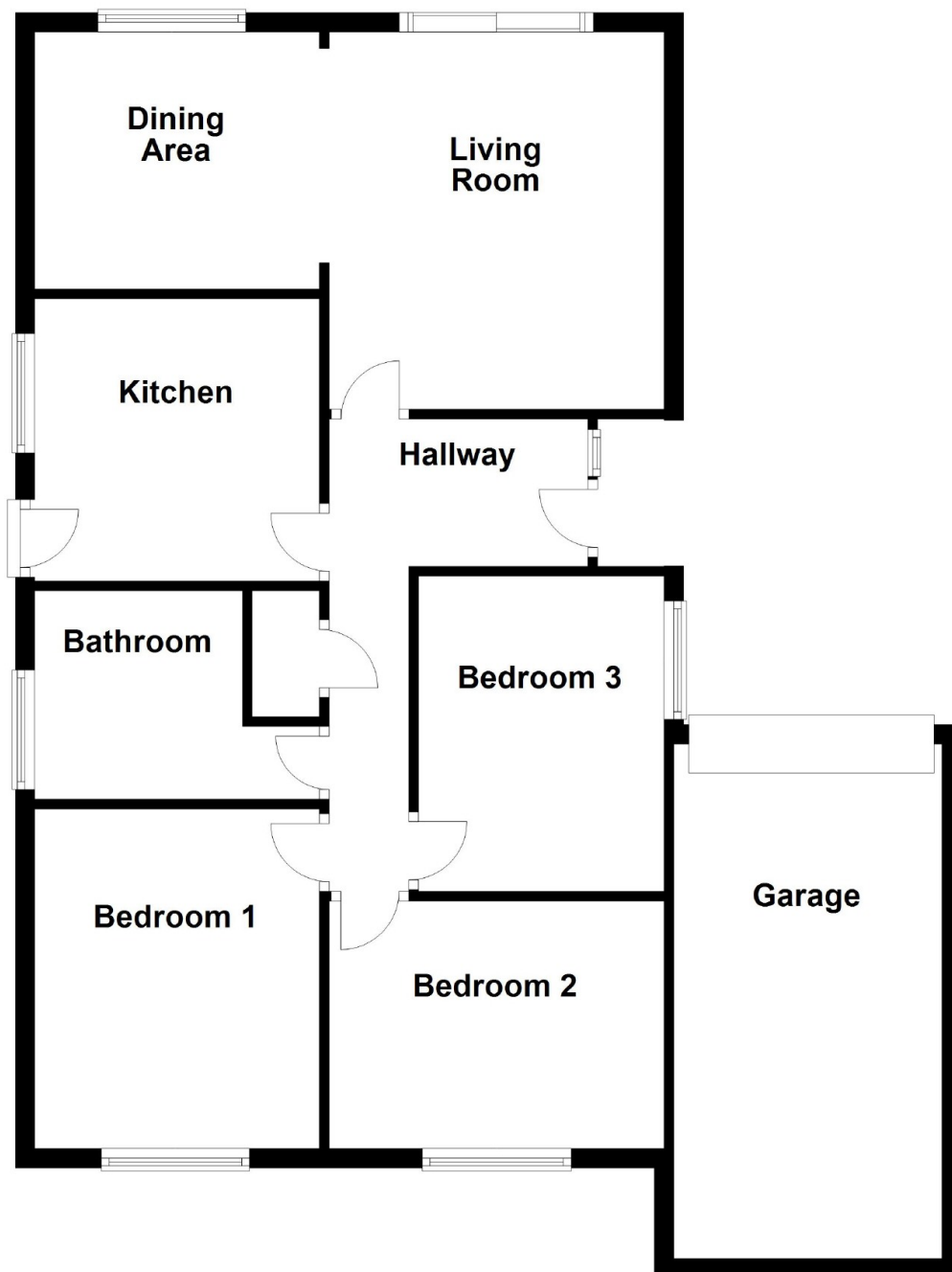
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our office in Main Street, Pembroke, proceed towards the end of town. Upon reaching the roundabout take the second exit to the Upper Lamphey Road heading under the railway bridge. Proceed along, passing the builders merchant Jewson on the right hand side, proceed approximately for a further 200 metre and take the second left hand turning to Vicarage Fields. Follow the road into Vicarage Fields, into the cul-de-sac whereby the property will be located and identified by our John Francis For Sale board.

## Ground Floor

Approx. 89.6 sq. metres (964.7 sq. feet)



Total area: approx. 89.6 sq. metres (964.7 sq. feet)

For illustration purposes only. Not to scale.  
Plan produced using PlanUp.


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

**John.  
Francis**