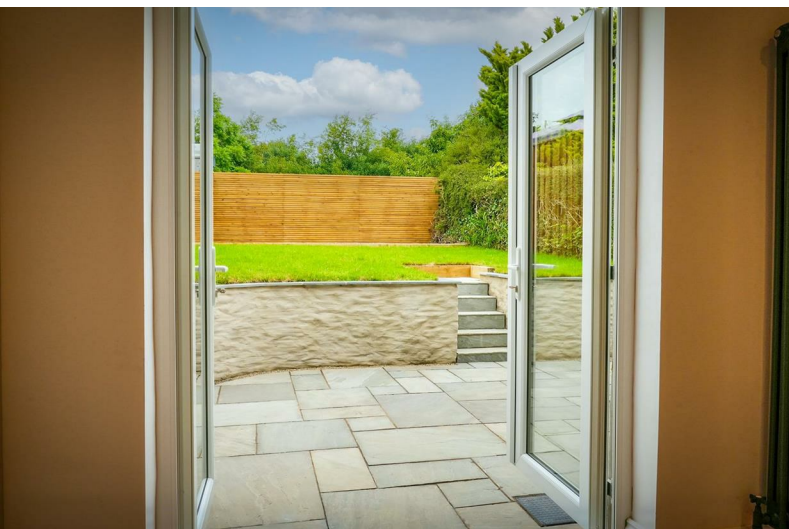


36 Haven Road, Haverfordwest SA61 1DX



## Offers In The Region Of £245,000



An excellent opportunity to acquire this beautifully presented three-bedroom semi-detached home, situated in a popular residential area of Haverfordwest. Recently renovated to a high standard throughout, this stylish property is ideal for first-time buyers, growing families, or those seeking a turn-key investment.

The accommodation offers a spacious and modern layout, with high-quality finishes and neutral décor that enhances the natural light. Externally, the property benefits from off-road parking for two vehicles to the front, while the enclosed rear garden is mainly laid to lawn with a smart patio area.

Conveniently located within easy reach of local schools, amenities, and transport links, 36 Haven Road combines contemporary living with practical comfort in a desirable setting.



**RK & son  
Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

Covering the whole of Pembrokeshire from  
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#### Entrance Hall

Glazed uPVC entrance door, herringbone flooring

#### Living Room 13'1" x 11'10" (4.00m x 3.60m)

Feature fireplace with oak mantle, fitted carpet, uPVC double glazed window to front

#### Kitchen/Dining Room 13'1" x 6'7" (4.00m x 2.00m)

Matching base and wall units with contrasting work surface, range style cooker, Belfast sink, breakfast bar, integrated appliances, herringbone flooring, French doors to garden

#### WC

Close coupled lavatory, hand basin, herringbone flooring

#### Utility 6'11" x 3'11" (2.10m x 1.20m)

Wall mounted gas fired boiler, plumbing for appliances, uPVC rear entrance door

#### Landing 9'6" x 6'7" (2.90m x 2.00m)

Fitted carpet, uPVC double glazed window to side

#### Bedroom 1 14'1" x 11'6" (4.30m x 3.50m)

Front facing double bedroom with fitted carpet, uPVC double glazed window

#### Bedroom 2 12'2" x 11'6" (3.70m x 3.50m)

Rear facing double bedroom with fitted carpet, uPVC double glazed window

#### Bedroom 3 8'6" x 7'3" (2.60m x 2.20m)

Fitted carpet, uPVC double glazed window to front

#### Bathroom 5'11" x 6'7" (1.80m x 2.00m)

P-shaped bath with shower and screen, vanity hand basin, close coupled lavatory, tiled walls, tiled flooring, uPVC double glazed window to rear

#### Outside

To the front of the property a gravelled driveway

provides off-road parking for 2 vehicles. To the rear is a fully enclosed garden predominantly laid to lawn with patio area

#### General Notes

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: D

Broadband: Superfast broadband available

Mobile coverage: Available from a range of providers

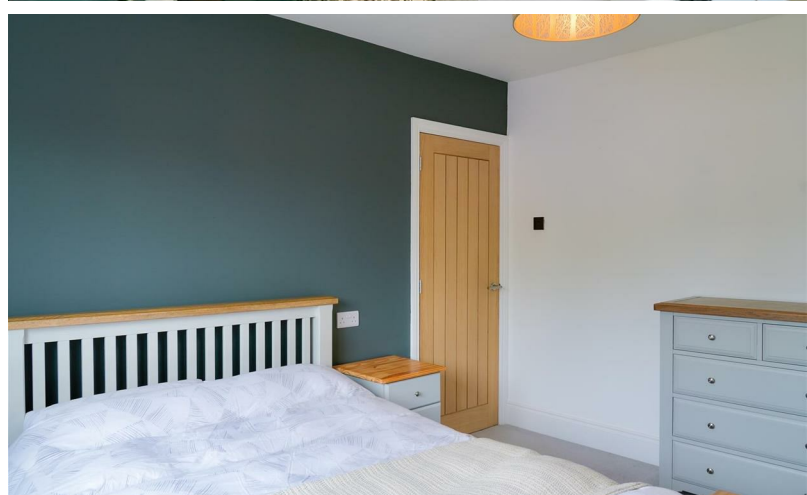
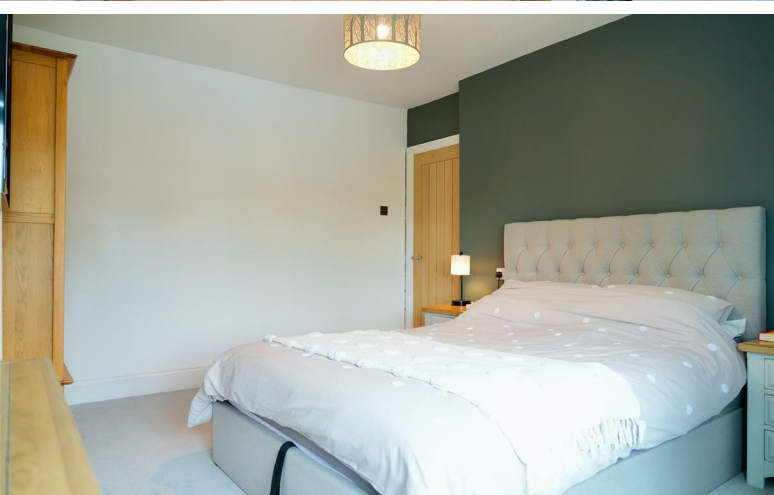
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

#### Viewing

Strictly by appointment with R K Lucas & Son

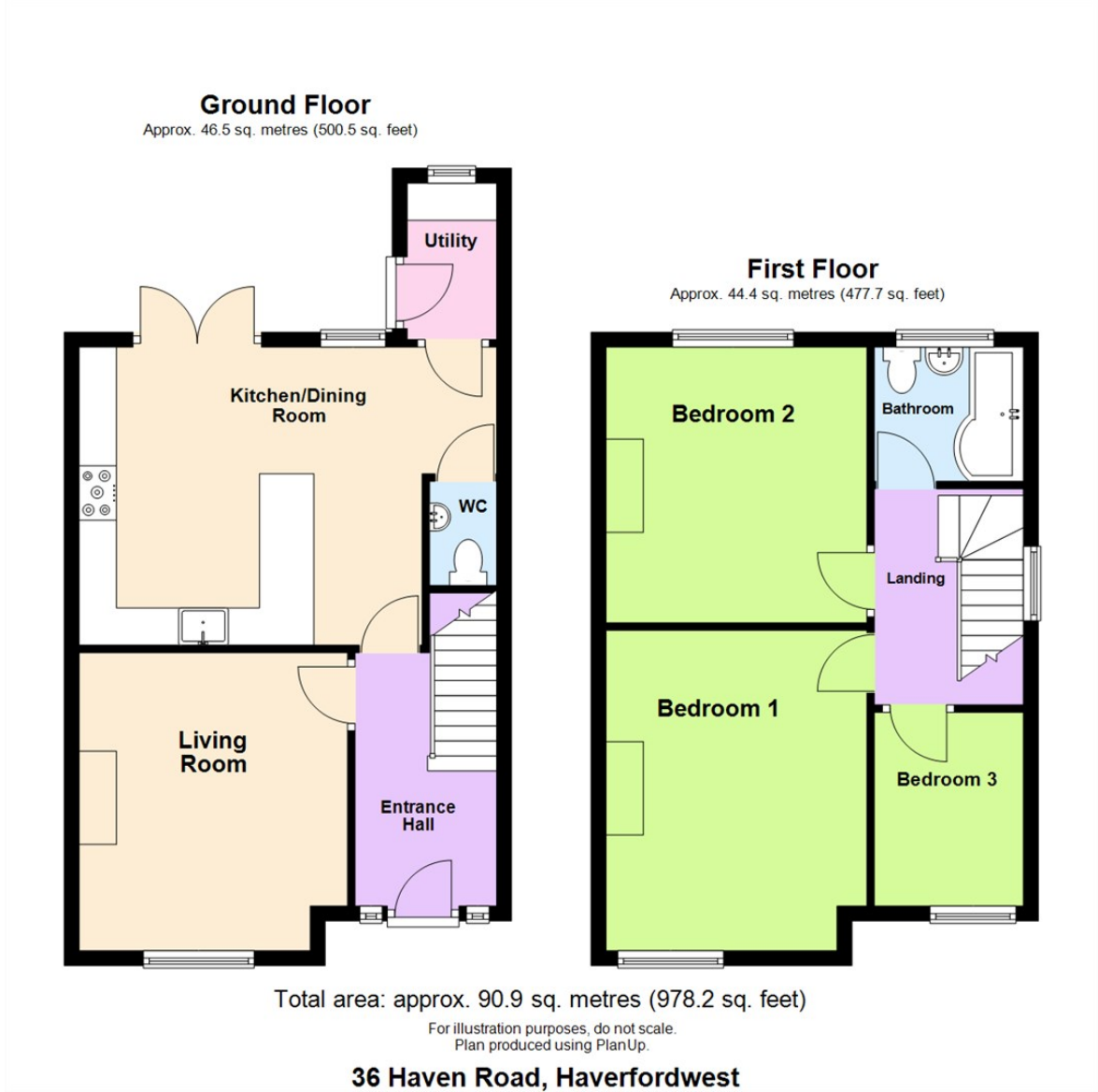






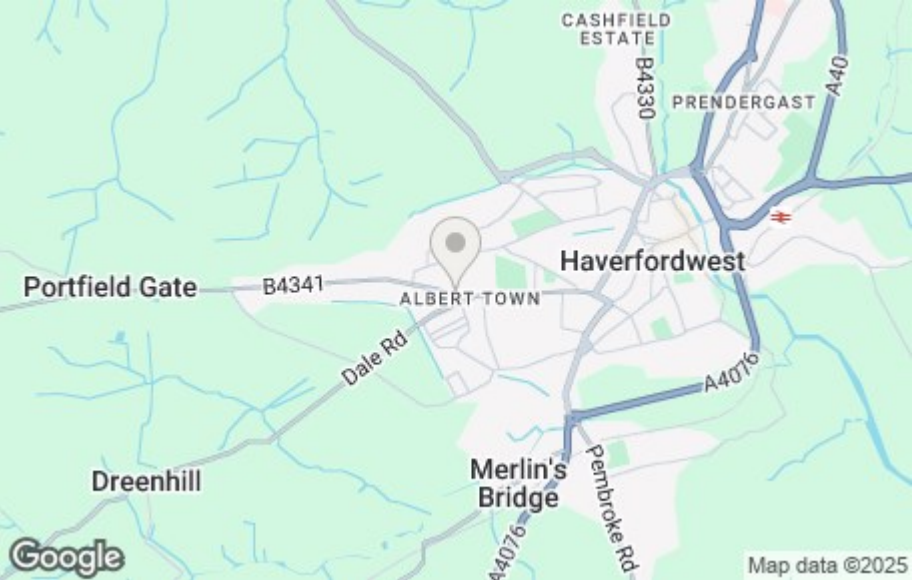
See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)





From our Haverfordwest office continue up High Street and onto Dew Street. At the traffic lights turn right onto Albert Street and continue onto Portfield. Continue onto Haven Road and after a few hundred yards the property can be found on your right hand side. [what3words///stamp.moon.jumps](#)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.