

13 Magdelene Street, Haverfordwest



Offers In Excess Of £189,950



A well-presented semi-detached home ideally located on a quiet no-through road in Merlin's Bridge, Haverfordwest. This property offers convenient access to local amenities, making it an ideal opportunity for first-time buyers or investors alike.

The accommodation has been modernised throughout and comprises an entrance hall, living room, and a generous kitchen/diner with ample room for entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The loft space offers potential for a fourth bedroom subject to the necessary planning consents.

No Chain



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

Covering the whole of Pembrokeshire from
offices in Haverfordwest and Milford Haven.

www.rklucas.co.uk

01437 762538 01646 695713





Hallway

uPVC door with glass panel insert, Herringbone effect vinyl flooring, understairs storage

Living room

Fitted carpet, double glazed uPVC window to the front

Kitchen

Tiled flooring, matching base and wall units, 2 x double glazed uPVC windows to the rear, uPVC door with glass panel insert to the rear

Landing

Fitted carpet, storage

Bedroom 1

Fitted carpet, double glazed uPVC window to the front

Bedroom 2

Fitted carpet, double glazed uPVC window to the rear

Bedroom 3

Fitted carpet, double glazed uPVC window to the front

Bathroom

Vinyl flooring, bath, shower cubicle, hand basin, WC, double glazed frosted uPVC window to the rear

Outside

To the rear is a private courtyard featuring a useful store shed and external WC. Garden steps lead up to a lawned area bordered by mature shrubs and hedging.

Additional information

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

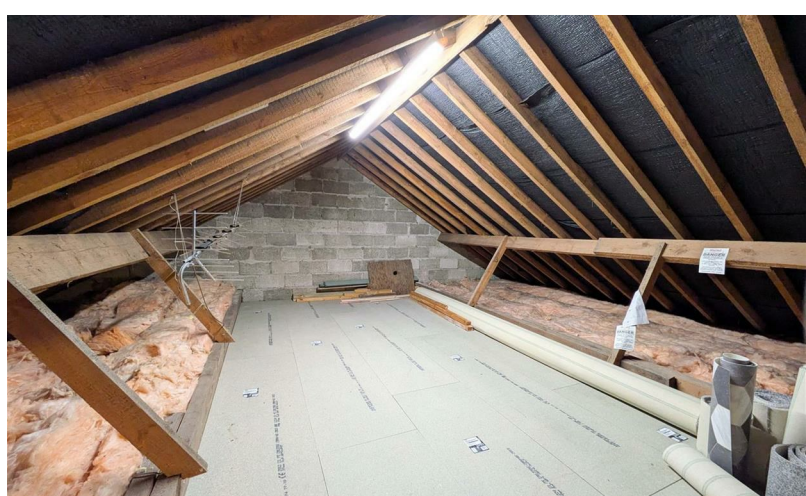
Tax Band: B

Broadband: Ultrafast broadband available

Mobile coverage: Available from a range of providers

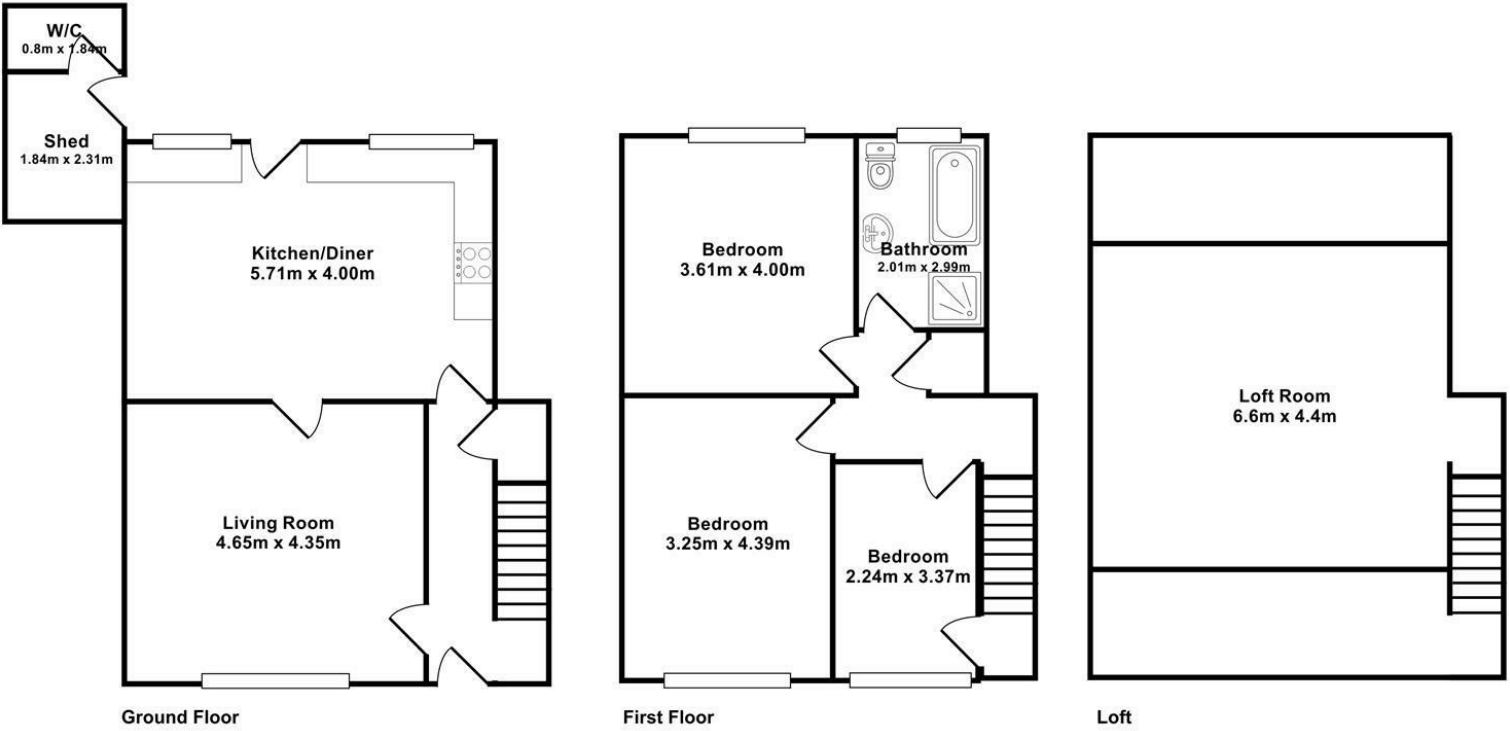
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





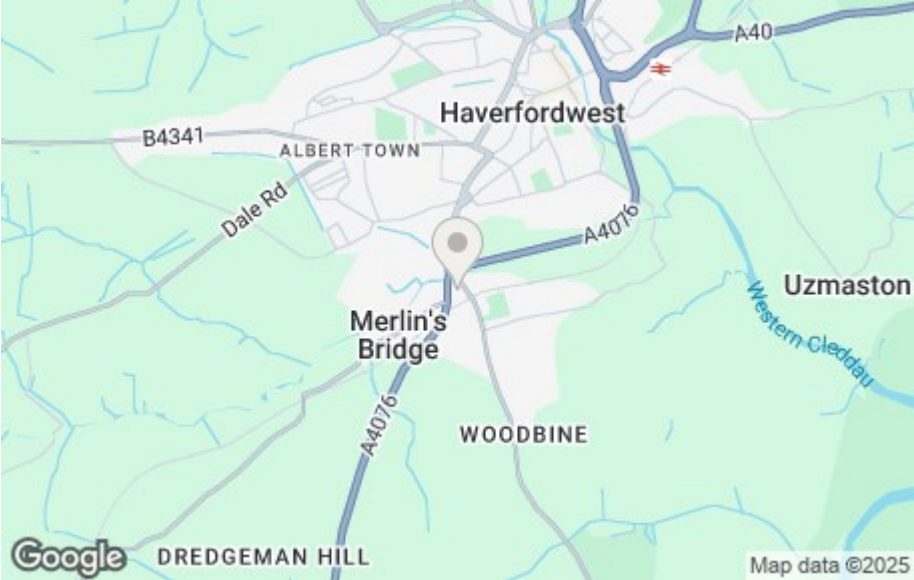
See even more photos on our website
www.rklucas.co.uk





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(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.