

47 The Close, Johnston, Haverfordwest



Offers In The Region Of £185,000

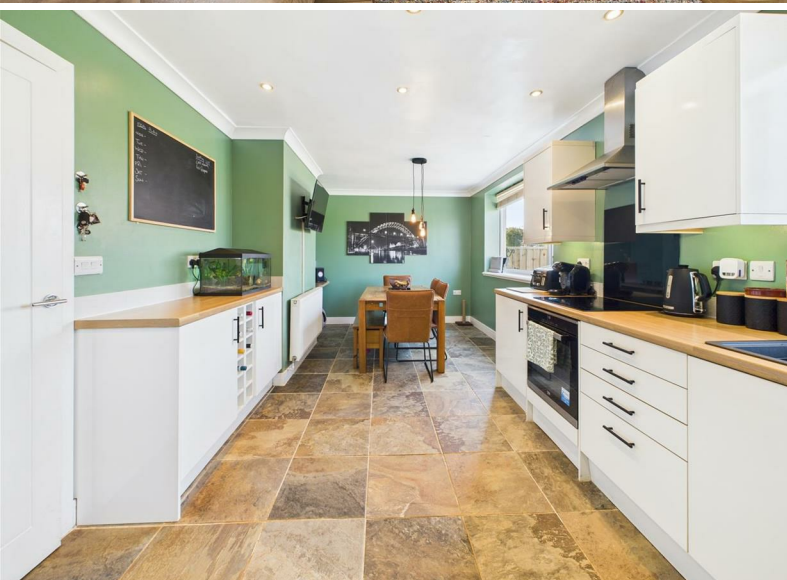


Situated in the quiet cul-de-sac of The Close in Johnston, this immaculately presented 3-bedroom semi-detached home is a fantastic opportunity for families, first-time buyers, or anyone looking for a move-in-ready property in a convenient location. The home offers stylish and well-maintained interiors throughout, with a light and welcoming feel.

Outside, the property boasts a particularly generous garden complete with a raised decking area ideal for entertaining, relaxing, or enjoying outdoor dining. There is also the benefit of off-road parking to the front of the property.

Johnston is a thriving village with a range of local amenities within easy reach. These include a primary school, shops and a pharmacy and also has excellent transport links with a railway station and regular bus services connecting you to Haverfordwest, Milford Haven, and beyond.

The property is of non-standard Wimpey No-Fines construction



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

www.rklucas.co.uk

01437 762538 01646 695713





Hallway

Tiled flooring, uPVC door with glass panel insert

Living room

Timber floor, double glazed uPVC window to the front

Kitchen / dining room

Matching base and wall units, integrated oven & hob, 2 x double glazed uPVC window to the rear, tiled flooring

Utility room

Tiled flooring, uPVC door with glass panel inset to the front and one to the rear, worktop and wall units

WC

Tiled flooring, low flush toilet, hand basin, shower in cubicle with part tiled walls, double glazed uPVC window to the rear

Landing

Fitted carpet, double glazed uPVC window to the side

Bedroom 1

Fitted carpet, double glazed uPVC window to the rear

Bedroom 2

Fitted carpet, double glazed uPVC window to the front

Bedroom 3

Fitted carpet, double glazed uPVC window to the front

Bathroom

Vinyl flooring, part tiled walls, low flush toilet, hand basin, bath with overhead shower, double glazed uPVC window to the rear

Outside

To the front a driveway provides off-road parking for up to 2 vehicles.

To the rear, there is a sizeable enclosed garden featuring a decking area, with a storage shed conveniently positioned to the side.

Additional information

Please note the property is subject to a restrictive covenant.

Tenure: Freehold

Services: Mains electricity water and drainage.

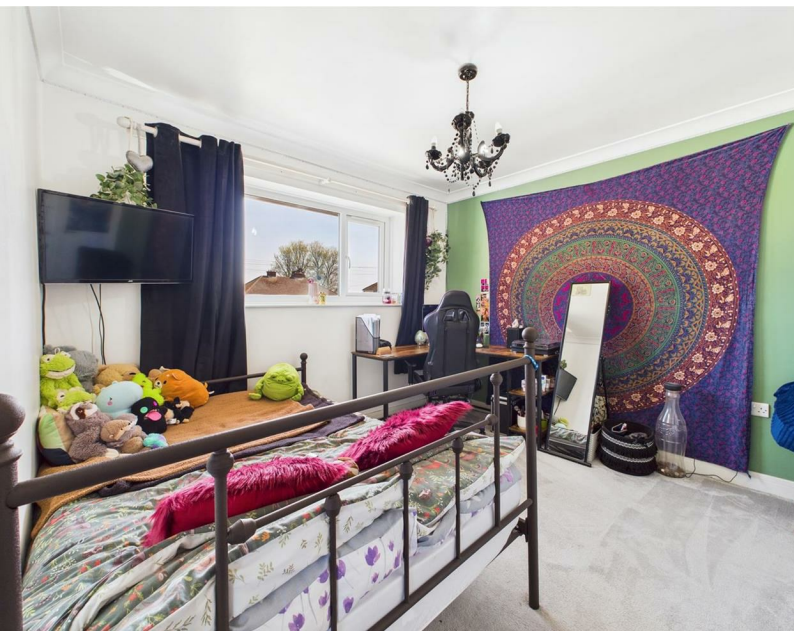
Local Authority: Pembrokeshire County Council
Council tax: Tax band B

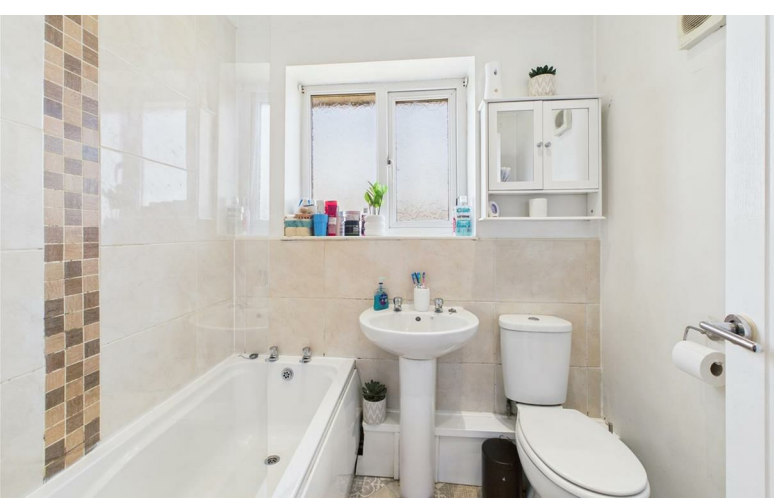
Viewing: By appointment with R K Lucas & son

Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

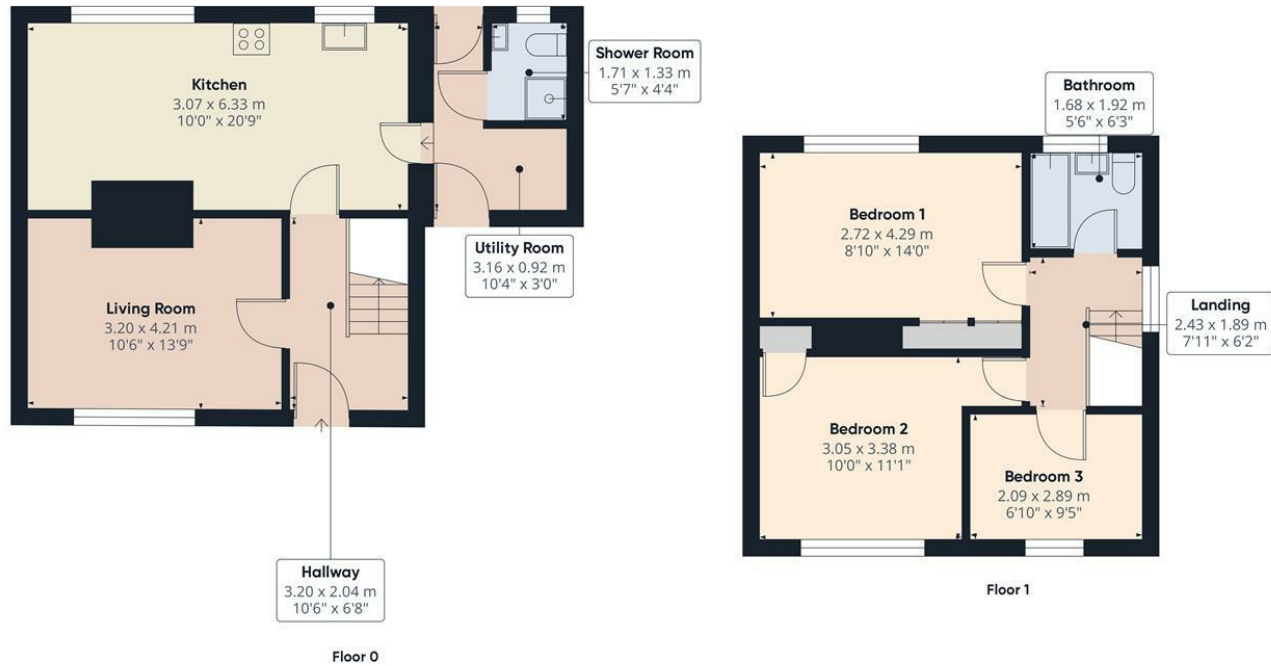
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





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





Approximate total area⁽¹⁾
82.42 m²
887.17 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(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.