

125 Pembroke Road, Haverfordwest



## Offers In The Region Of £389,950



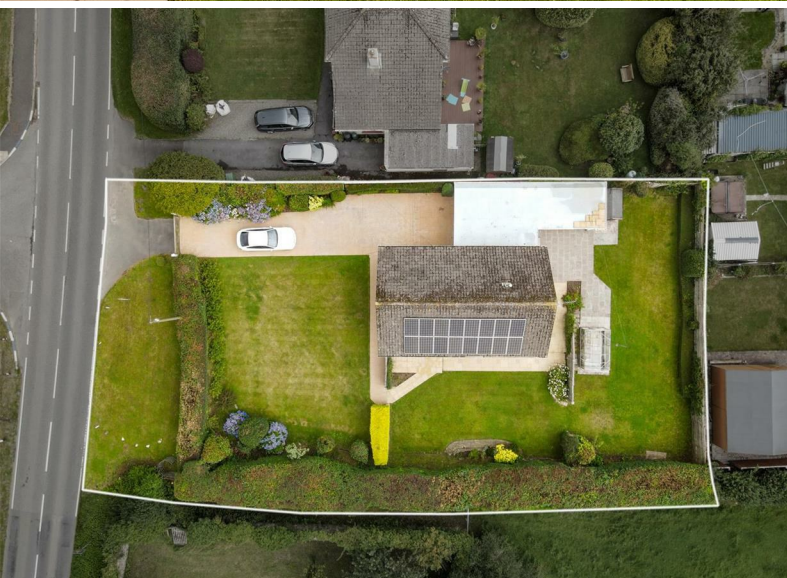
R K Lucas & Son are delighted to bring to the market this spacious four-bedroom detached property located in a popular, sought-after area of Haverfordwest.

Situated on a large plot, this home boasts a generous driveway that offers ample parking for multiple vehicles, perfect for families and guests alike. As you approach, you'll be captivated by the beautiful gardens that frame the property, providing a serene and picturesque setting.

Inside, the house offers a flexible and expansive layout, awaiting your personal touch. The main living areas are spacious and filled with natural light, creating a warm and inviting atmosphere. The kitchen, though in need of updating, offers a functional space with plenty of room. The four bedrooms are well-proportioned, providing ample space for family living or guest accommodation. The property also benefits from 16 PV panels on a feed-in tariff.

The gardens surrounding the property are truly a highlight and are designed with privacy in mind. With mature landscaping and plenty of space, they offer a perfect canvas for outdoor living and entertaining..

Located on Pembroke Road, this property combines the charm of a quiet, residential area with the convenience of nearby amenities, schools, transport link and sports facilities.



**R K & son  
Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

Covering the whole of Pembrokeshire from  
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**Entrance porch**

Vinyl flooring, uPVC door with decorative glass insert, uPVC double glazed window to the side

**WC**

Vinyl flooring, tiled walls, uPVC double glazed window to the side, compact WC and hand basin unit

**Hallway**

Newly fitted carpet

**Kitchen**

Vinyl flooring, matching base and wall units with integrated gas hob and oven, 1.5 drainer sink, two double glazed uPVC windows to the rear and side, pantry

**Utility room**

Vinyl flooring, Belfast sink, two uPVC doors with frosted glass inserts, double glazed uPVC window to the rear

**Living room**

Newly fitted carpet, two double glazed uPVC windows to the front and one to the side side, uPVC double doors to the garden

**Dining room**

Newly fitted carpet, double glazed uPVC window to the side

**Bedroom 1**

Newly fitted carpet, built in wardrobes, double glazed uPVC window to the rear and one to the side

**Bedroom 2**

Newly fitted carpet, built in wardrobes, double glazed uPVC window to the front and one to the side

**Bedroom 3**

Newly fitted carpet, built in wardrobes, double glazed uPVC window to the side

**Bedroom 4**

Newly fitted carpet, built in wardrobes, double glazed uPVC window to the front and to the side

**Shower room**

Vinyl flooring, compact WC and hand basin unit, corner shower unit with mixer tap shower, one frosted double glazed uPVC window to the side and one to the rear

**Garage**

Up and over door

**Outside**

To the front of the property there is plentiful off-road parking on a gated driveway.

The impressive garden which wraps around the side of the property is well-maintained and fully enclosed; predominantly laid to lawn with shrubs and borders, patio areas, a store shed and greenhouse.

**Additional information**

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: F

PV Solar Panels: 4KW system with feed in tariff

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.





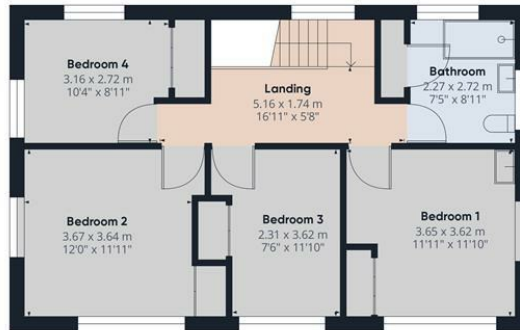
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[www.rklucas.co.uk](http://www.rklucas.co.uk)







Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
150.57 m<sup>2</sup>  
1620.72 ft<sup>2</sup>

(1) Excluding balconies and terraces

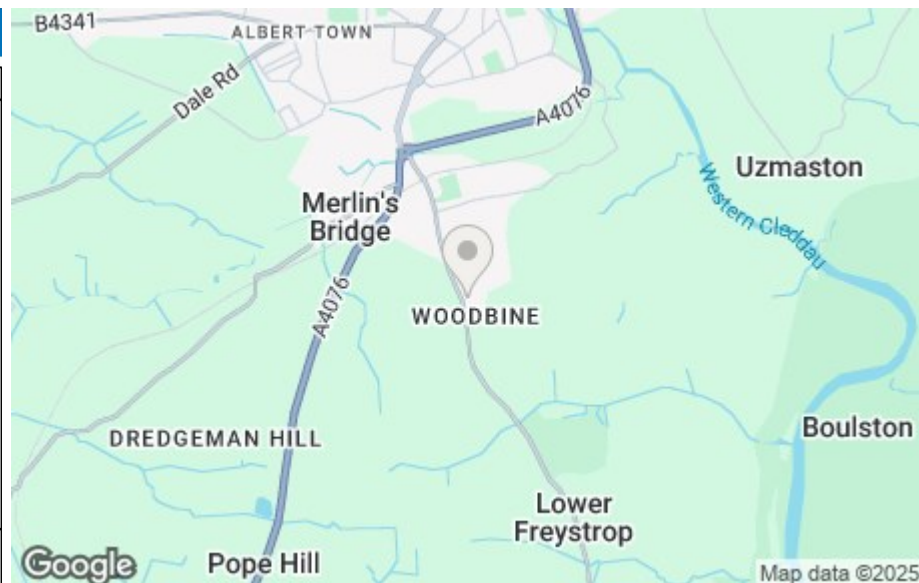
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

From Haverfordwest travel on the Pembroke Road (A4076). The property is located on your left hand side, opposite the rugby club.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>78</b>	<b>86</b>
<b>England &amp; Wales</b>	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.