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**£280,000**

### **Debrock House, 1 Upper Market Street**

Haverfordwest SA61 1QA

A most appealing period linked detached Town house which has been extensively upgraded in recent years yet it still retains many of its original character period features to provide a light and airy home of immense warmth and atmosphere.

The property stands in a central location within Haverfordwest just a 100 yards from St Thomas's Green with it's local shops, car parking facilities and popular leisure complex, and ¼ of a mile from Haverfordwest main town centre.

## The accommodation comprises:

For anyone seeking a home in Haverfordwest with a period atmosphere and ambience, a full inspection of this townhouse is recommended.

The property has been owned by just 2 families throughout its history and indeed its style, location and ambience come as one of those best kept secrets of Haverfordwest. The property is of traditional solid wall construction with rough cast rendered and Goodwick brick external elevations featuring twin-bay windows to the fore, under a slate main roof. The character interior is heated by a full gas fired central heating system and recent improvements under a Local Authority support scheme include the installation of a new boiler and underfloor insulation to much of the ground floor. The interior features original woodwork, flooring and ironmongery and the rear garden is a complete suntrap.

### Recessed Entrance Porch

With overhang arch and solid panelled original door flanked by twin wall lamps opening to the internal .....

### Entrance Porch

With original tessellated coloured tiled floor and dado .

### Entrance Hall

Original tiled floor. Feature internal door with lead glazing. Under stairs store. Radiator. Coved and arched ceiling.

### Sitting Room (Front) 17'0" x 11'1" (5.2m x 3.4m)

Bay window feature. Period fire place with pine surround and tiled inset. Central archway to rear living room .....

### Living Room (rear) 12'1" x 10'5" (3.7m x 3.2m)

Twin feature original recessed display cabinets. radiator. Double sealed small paned French doors opening to the rear garden.

### Dining Room (Front) 16'4" x 11'5" (5m x 3.5m)

Original floor board finish. Period fire place with over mantle mirror and period cast iron arch recess. Radiator.

### Kitchen 11'1" x 9'10" (3.4m x 3m)

Containing an extensive array of French oak fronted base cupboards with granite work surfaces. Matching wall cupboards. Range Master dual gas and electric cooker / hob with deep recess, concealed lighting and extractor hood to chimney. Belfast sink with granite surround. corner cupboard. Under stairs store with washing machine facilities. fitted fridge/freezer and dishwasher. double sealed rear door opening to the garden.

From the entrance hall a mezzanine staircase with original stain glass window leads to the first floor landing.

### Bathroom 10'9" x 10'2" (3.3m x 3.1)

Designed and fitted out in an Edwardian Style with slipper bath, wide pedestal hand basin, low flush w.c., Coalbrookdale style fitted fireplace, half tiled walls, period style radiator / towel rail, ceramic tiled floor.

### Bedroom 1 (Front) 14'5" x 10'2" (4.4m x 3.1m)

Coalbrookdale style fire place. Radiator.

### Bedroom 2 (Front) 14'1" x 11'5" (4.3m x 3.5m)

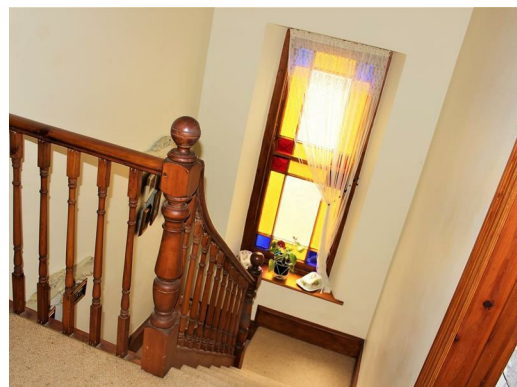
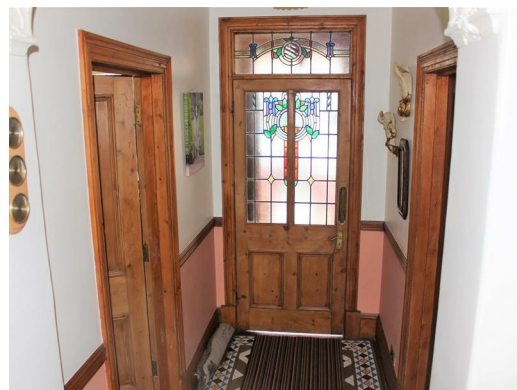
decorative fireplace. Radiator.

### Bedroom 3 (Front) 10'5" x 7'6" (3.2m x 2.3m)

Radiator.

### Bedroom 4 11'1" x 8'2" (3.4m x 2.5m)

Overlooking the rear garden and incorporating a recessed shower cubicle with overhead lighting, radiator. Within bedroom 4 an original concealed staircase leads to the attic floor landing area with Worcester central heating boiler, radiator and 2 insulated eaves lofts.





### **Bedroom 5 / Day Room 12'9" x 6'10" (3.9m x 2.1m)**

roof light and radiator.

### **Outside**

To the front of the property a Goodwick brick court wall with original railings and central gate opens to a small courtyard which also has a pedestrian access leading to the rear garden.

The rear garden itself is bounded by high walls and offers a significant degree of privacy. In recent years the garden has been redesigned to provide features associated with a period dwelling of this type. A wide cobble brick sun terrace leads via a short flight of steps to a raised curved lawn edged and inset with established flower borders and shrubberies. Beyond is a highly productive vegetable plot. The gardens also feature a corner arbor which overlooks a split level ornamental pond with running water feature whilst in the far corner of the garden is a very pretty timber summer house with electric power. indeed electric power is available within the grounds.

### **Shed 11'1" x 7'10" (3.4m x 2.4m)**

Adjacent to the main house is a detached stone and blockwork shed with adjacent garden w.c.

Fixture & fittings - As stated in these sale particulars

Tenure - Freehold

Local Authority - Pembrokeshire County Council

Council Tax Band - E

Services - All main services connected

Viewing - by appointment only



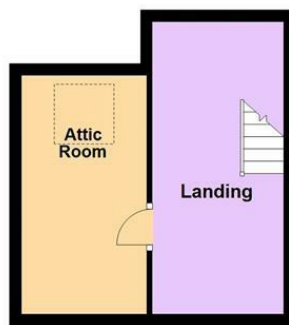
Ground Floor



First Floor



Second Floor



Total area: approx. 154.5 sq. metres (1663.3 sq. feet)

For illustration purposes, do not scale.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
		78	47

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		
		67	32

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.