

17 Goat Street, Haverfordwest



**Offers In The Region Of £195,000**



R K Lucas & Son are delighted to offer to the market this Grade II listed mid terraced Georgian town house, renovated in recent years whilst retaining many original features to offer a comfortable home. The property briefly comprises 3 bedrooms, 1 reception room, kitchen/diner, family bathroom and benefits from a large tiered garden.

Goat Street itself forms part of historic Haverfordwest as it is set in the main Castle ward to the west of the Castle just a few hundred yards from the present town centre and the nearby river Cleddau. The first actual map reference to Goat Street dates back to 1690.



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

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**Kitchen/ Diner**

Ratford Bridge kitchen fitted in 2021 with matching base and wall units, marble worktops, 1.5 drainer sink, integrated appliances, Island with storage and seating area, 2 x windows to the front, front door with glass panel inserts, wooden beams, Vinyl flooring

**Living room**

Fitted carpet, door to the rear, double glazed uPVC window to rear, Velux

**Bedroom 1**

Fitted carpet, double glazed uPVC window to the rear

**Landing**

Fitted carpet, storage

**Bedroom 2**

Fitted carpet, 2 x windows to the front

**Bedroom 3**

Fitted carpet, window to the front

**Bathroom**

Roper Rhodes bathroom fitted in 2019 - Hand basin with storage, corner shower, bath, close coupled toilet, Vinyl flooring

**Outside**

To the rear, a courtyard provides access to a useful store room, ideal for additional storage or potential utility space.

Steps rise from the courtyard to a tiered garden, thoughtfully arranged to make the most of the setting. The first level features patio and decking areas along with a shed and greenhouse.

Beyond this, the garden extends to a lawned area,

enjoying a pleasant outlook towards the church to the rear, creating a peaceful and picturesque backdrop.

**Additional information**

Services: All mains services connected  
 Listing status: Grade II  
 Tenure: Freehold  
 Local Authority: Pembrokeshire County Council  
 Tax Band: C  
 Viewing: Strictly 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.





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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>1)</sup>  
90.6 m<sup>2</sup>  
975 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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From our Haverfordwest office continue onto High Street then turn left on Hill Lane. Follow the road round onto Goat Street and N.17 is a short way along on the left hand side.

### 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>England &amp; Wales</b>                  | EU Directive<br>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.