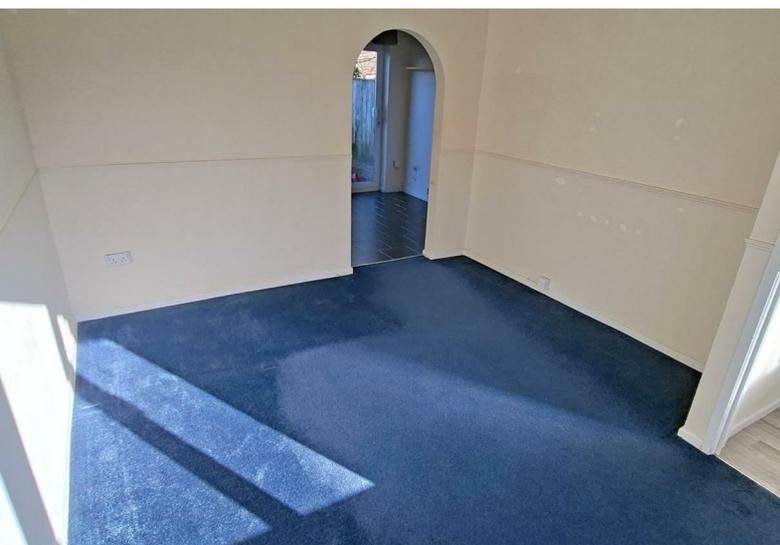


Greenhill Crescent, Haverfordwest



£795



R K Lucas & Son are pleased to offer To Let this 2 bedroomed terraced property with front lawned area, rear private patio garden with rear access located the popular village of Merlins Bridge.

The village of Merlins Bridge offers a range of amenities including supermarkets, primary schools in addition to being in a convenient location.

The property comprises of front grassed area, entrance porch, kitchen/diner with built in pantry, living room, stairs leading to family bathroom, 2 double bedrooms, enclosed rear patio garden area.

Reposit and cash deposit options available.



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

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

01437 762538 01646 695713





### Entrance

Paved walkway with grassed area.

### Entrance Porch

Laminate flooring leading to lounge area.

### Lounge

Carpeted area with double glazed Upvc window and doorway leading into the kitchen/dining room area.

### Kitchen/Diner

Tiled area with fitted electric oven & gas counter top hob. Patio doors leading to garden area.

### Garden

Patio area with fencing & rear wooden access gate.

### Bedroom 1

Double bedroom with carpeted flooring. 2 double glazed Upvc windows & storage cupboard.

### Family Bathroom

Shower over bath, wash hand basin & WC

### Bedroom 2

Carpeted area with 2 double glazed Upvc windows.

### Additional Information

Council Tax: Band D

Local Authority: Pembrokeshire County Council

Services: Mains electricity, water and drainage.

EPC Rating: TBC

Broadband: Ofcom checker reports that Ultrafast broadband is available

Mobile coverage: Available from a range of providers

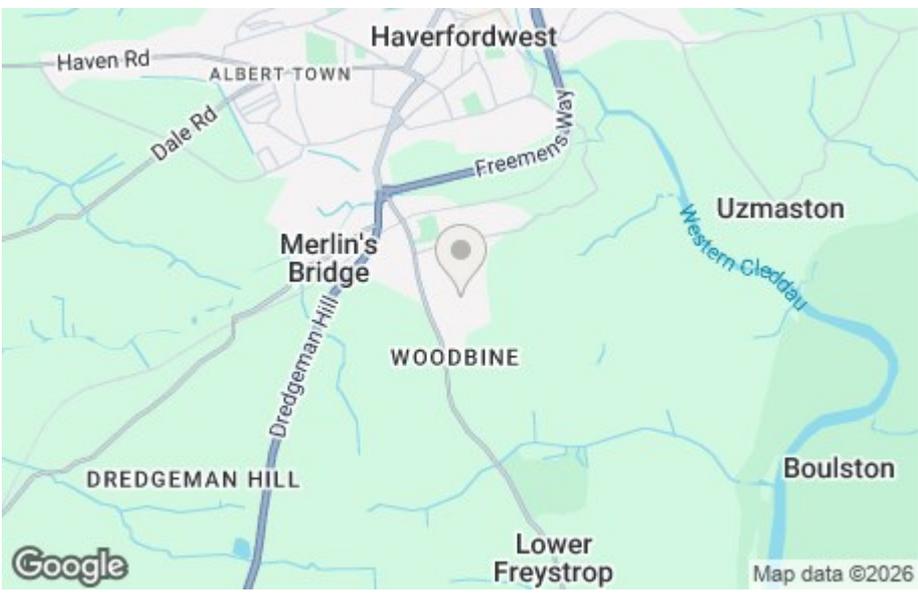
For an indication of speeds and supply of coverage, for broadband and mobile, we recommend buyers making their own enquiries at Ofcom <https://checker.ofcom.org.uk/>

### Fees

For a full list of Contract Holder (tenant) fees, visit [www.rklucas.co.uk/pdf/Contract-Holder-\(Tenant\)-Fees.pdf](http://www.rklucas.co.uk/pdf/Contract-Holder-(Tenant)-Fees.pdf)



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 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.