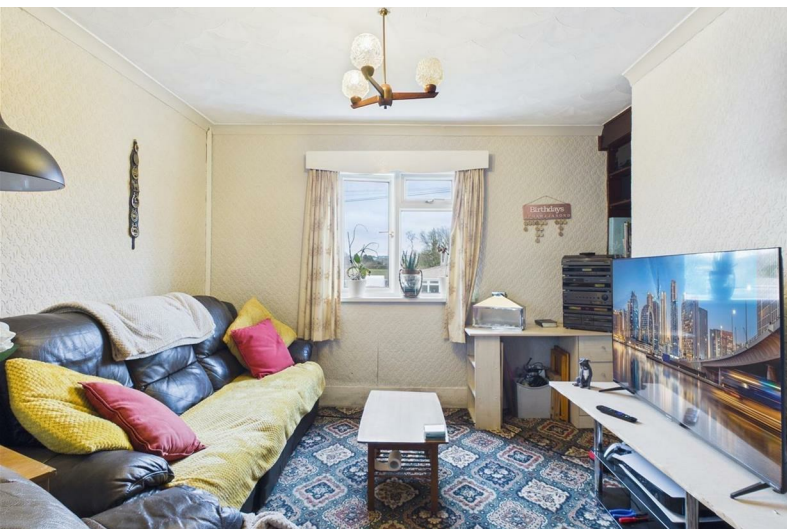


4 Slade Villas, St Davids Road,



Offers In The Region Of £204,999



R K Lucas & Son are pleased to offer this 3 bedroom semi-detached property located on just outside of the County town of Haverfordwest. The property benefits from a large rear garden, off road parking, and briefly comprises a lounge, kitchen/dining room, 3 bedrooms and family bathroom.

The town centre is within close proximity with good transport links. There is a private school and supermarket within walking distance. The property would make an ideal first time buy or growing family home.



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

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

www.rklucas.co.uk

01437 762538 01646 695713





Living room

uPVC double glazed window to front and window to side, storage cupboard, double radiator, stairs, door to front access. Open plan leading to the dining room.

Dining room

uPVC double glazed double doors leading to front access, fireplace, double radiator, door leading to kitchen.

Kitchen

Utility room

Single glazed internal window looking into kitchen, uPVC window to rear, WC, door leading to back access, carpeted.

Landing

Bedroom 1

uPVC double glaze window to front, double radiator, carpeted throughout.

Bedroom 2

uPVC window to rear with views, radiator, carpeted throughout.

Bedroom 3

uPVC double glazed window to front, radiator, carpeted throughout.

Bathroom

Frosted double glazed windows to side, electric shower, pedestal hand basin, close coupled toilet, tiled walls, vinyl flooring, single radiator.

Outside

Part lawn garden to front with graveled driveway. To the rear is a detached storage shed/ garage

and paved concrete area with a lawned garden beyond. Plants and shrubbery, views overlooking Plumstone Mountain.

Additional information

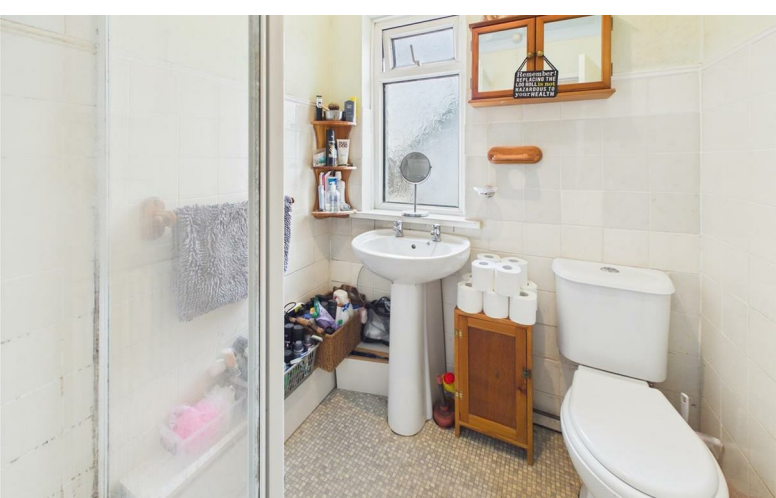
Services: We are advised central heating is provided by LPG fired boiler, mains electricity, water and drainage are connected to the property
Tenure: Freehold

Local Authority: Pembrokeshire County Council
Council Tax Band: C

Broadband: Superfast broadband available
Mobile coverage: Available from a range of providers

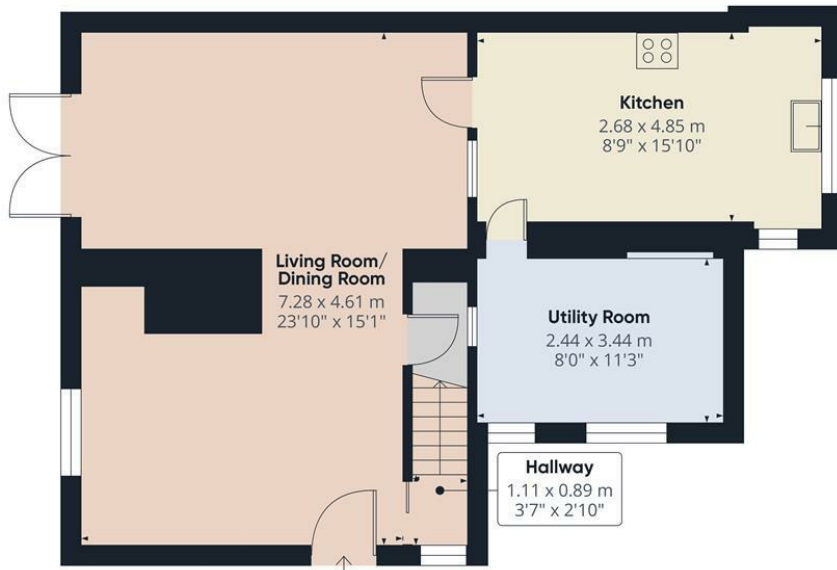
For an indication of speeds and supply of coverage interested parties should visit Ofcom checker.



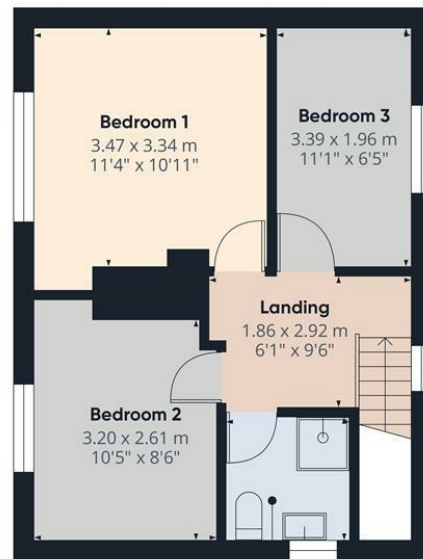


See even more photos on our website
www.rklucas.co.uk





Floor 0



Floor 1

Approximate total area⁽¹⁾
94.1 m²
1012 ft²

(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.

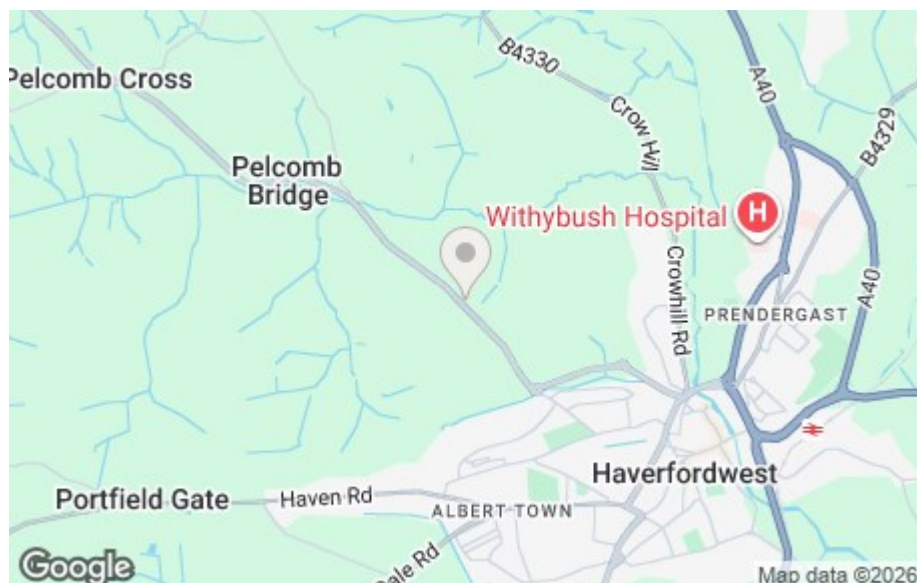
GIRAFFE360



From our Haverfordwest office take High Street, Dark Street, Mariners Square, Barn Street and then left at the mini-roundabout up City Road. Follow the road all the way down to the main St. David's roundabout taking the first exit on to the St. David's road. Take the first right and the property will be found on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	33	
(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.