



PCM £1,150 PCM



We are pleased to offer this 4 bedroom property situated on a quiet residential estate less than a mile from Haverfordwest town centre. The property would be ideal to rent for a large family that require spacious living accommodation.

The property has been recently refurbished.

The accommodation offers Porch, Hall, Living Room, Conservatory, Dining Room, Kitchen, Four bedrooms (one with en-suite shower), family bathroom, private gardens, Summerhouse. The property benefits from off road parking and integral garage.

This property needs to be viewed to appreciate its size and condition.



**RK & son**  
**Lucas**  
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### Porch

0.9 x 4.37 (2'11" x 14'4")  
Large porch with sliding doors leading to internal front door.

### Hallway

2.15 x 4.03 (7'0" x 13'2")  
Wood frame internal front door with obscure glass panels, carpet, radiator, storage/cloaks cupboard.

### Cloakroom

0.96 x 2.19 (3'1" x 7'2")  
Low flush WC & hand basin, tiled floor, small window with obscure glass facing out onto the porch.

### Lounge

3.56 x 5.95 (11'8" x 19'6")  
Large lounge with front facing double glazed window, carpet, 2 radiators. Double glazed patio door to conservatory.

### Conservatory

Wooden framed, double-glazed conservatory with double doors leading to the rear garden. Laminate flooring, conservatory furniture.

### Dining Room

3.01 x 3.66 (9'10" x 12'0")  
Double doors leading out onto decking, black tiled floor, radiator. Large Welsh style dresser.

### Kitchen

3.33 x 4.87 (max) (10'11" x 15'11" (max))  
Double-glazed window over looking the rear garden, matching wall and base units with complementary work surface, stainless steel sink. Electric Zanussi cooker, gas hob and extractor fan above, radiator, black tiled floor. Internal cream wooden door with glass panels leading to the utility room.

### Utility Room

1.56 x 4.79 (5'1" x 15'8")  
Double-glazed window facing rear garden, an array of wall and base units with laminate work surfaces, stainless steel sink, boiler. You can access the double garage via the utility room and the rear garden.

### First Floor Landing

2.13 (max) x 4.29 (6'11" (max) x 14'0")  
Wooden stairs, carpet, radiator, double-glazed window with obscure glass, loft hatch, airing cupboard.

### Bedroom 1

3.24 x 4.21, (10'7" x 13'9", )  
Rear facing Master bedroom with an ensuite, double-glazed window, radiator, fitted carpet and large wardrobe. En suite - front facing window with obscured glass, low flush WC, hand basin, heated towel rail and shower cubicle.

### Bedroom 2

3.11 x 3.55 (10'2" x 11'7")  
Rear facing bedroom, double-glazed window, radiator.

### Bedroom 3

2.21 x 3.75 (7'3" x 12'3")  
Rear bedroom, double-glazed window, radiator.

### Bedroom 4

2.50 x 2.77 (8'2" x 9'1")  
Single front facing bedroom, double-glazed window, radiator.

### Main Bathroom

1.83 (max) x 2.60 (6'0" (max) x 8'6")  
Obscure double-glazed window, three piece suite comprising low level WC, pedestal wash hand basin, panel bath with shower unit above, part tiled walls and heated towel rail.

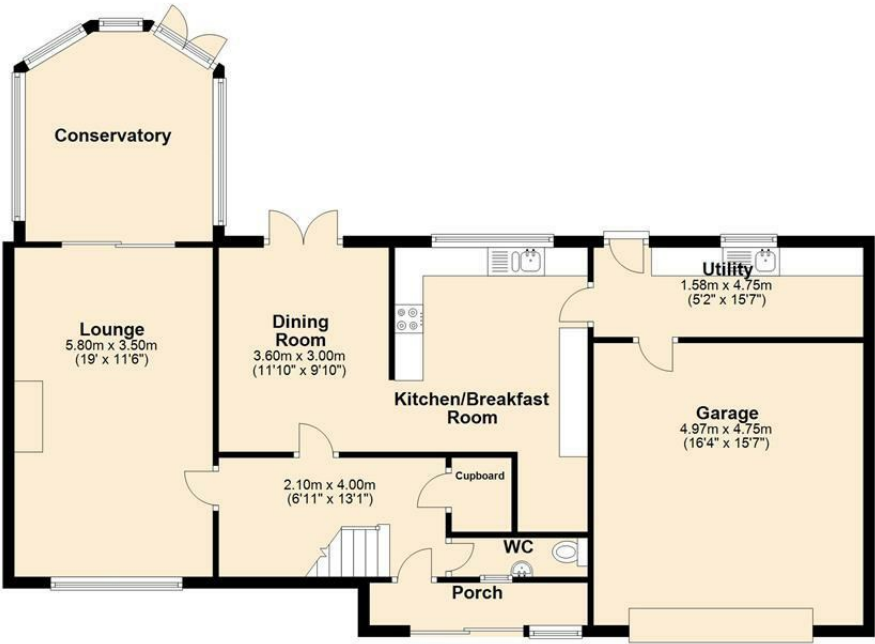
### Additional

Services: All mains Services Connected.  
Tenure: Freehold  
Council Tax Band: F  
Local Authority: Pembrokeshire County Council  
Viewing: by appointment with RK Lucas & Son

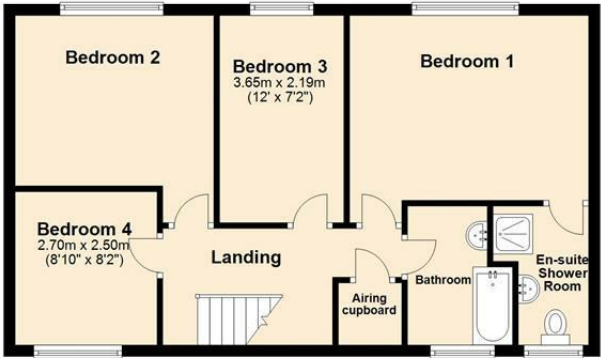
Broadband: Ultrafast Broadband available



**Ground Floor**  
Approx. 105.7 sq. metres (1138.2 sq. feet)



**First Floor**  
Approx. 58.6 sq. metres (631.2 sq. feet)



Total area: approx. 164.4 sq. metres (1769.4 sq. feet)

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

**13 Redhill Park**

| 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>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>62</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 |           |



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