



## Offers In The Region Of £175,000



R K Lucas & Son are delighted to present to the market this beautifully maintained three-bedroom end-terrace property, ideally situated in Prendergast, Haverfordwest.

The accommodation comprises three bedrooms, a spacious living/dining room, kitchen and a family bathroom. Conveniently located, the property is within walking distance of local amenities, schools, the hospital, and Haverfordwest town centre, making it an excellent choice for families and professionals alike.

Presented in excellent condition throughout, this home would make an ideal first-time purchase or investment opportunity.



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

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

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01437 762538 01646 695713



**Hallway**

Timber door with decorative glass inserts, 2 x side lights, tiled flooring, underfloor heating, understairs storage

**Living room**

Parquet flooring, 2 x fireplaces with decorative surrounds, large bay window to the front, double glazed window to the rear

**Kitchen**

Tiled flooring, underfloor heating, matching base and wall units, single drainer sink, uPVC door to outside, double glazed window to the side

**Landing**

Fitted carpet, storage

**Bedroom 1**

Fitted carpet, storage, double glazed window to the rear

**Bedroom 2**

Fitted carpet, double glazed window to the front

**Bedroom 3**

Timber flooring, double glazed window to the front

**Bathroom**

Tiled flooring, bath with overhead shower, hand basin, low flush toilet, storage, 2 x double glazed frosted windows to the rear

**Outside**

The front of the property is accessed via

steps. It also benefits from side access leading to the rear garden, which features a patio area with steps up to a lawn and a decked section, all bordered by shrubbery.

**Additional information**

Tenure: Freehold  
 Services: All mains services connected  
 Council: Pembrokeshire County Council  
 Council Tax Band: C  
 Broadband: Ultrafast available  
 Mobile coverage: Varies depending on provider. Buyers advised to make own enquires with [www.Ofcom.co.uk](http://www.Ofcom.co.uk).

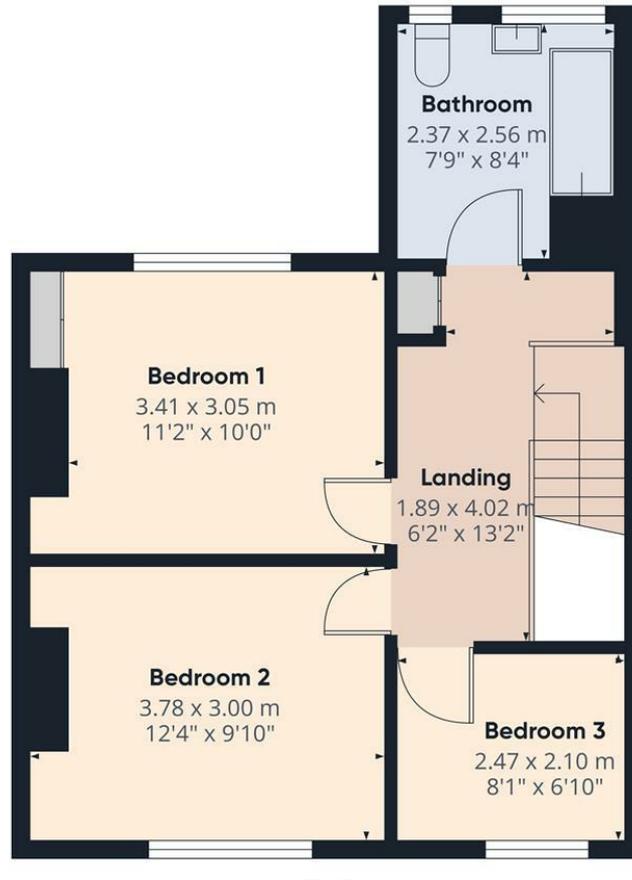
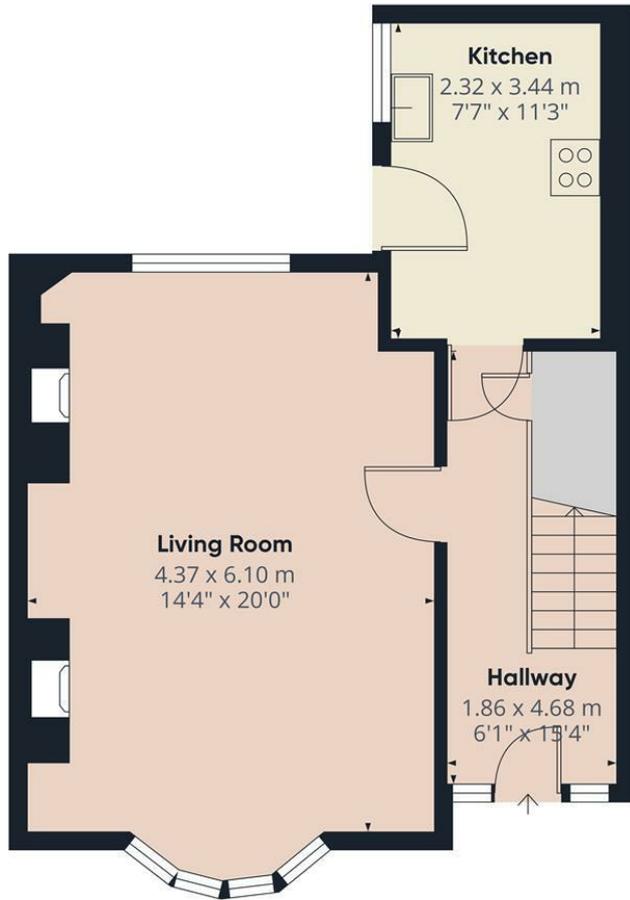
Viewing: By appointment with R K Lucas & Son on 01437 762538





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





Approximate total area<sup>(1)</sup>  
83.6 m<sup>2</sup>  
899 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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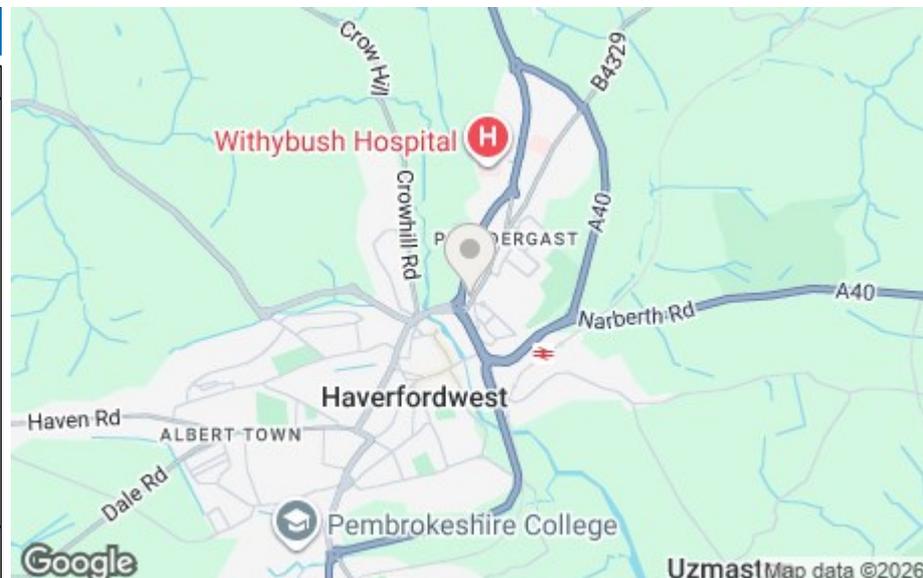
Floor 0

Floor 1

From our Haverfordwest office take High Street, Dark Street, Mariners Square and then turn right onto Barn Street. Take the second off the mini-roundabout then use the right hand lane to continue onto Bridgend Square roundabout (adjacent to Morrisons); take the third exit into Prendergast. Head up the hill and N58A can be found on your 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>	<b>59</b>	<b>74</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.