

47 The Close, Johnston, Haverfordwest



## Offers In The Region Of £185,000

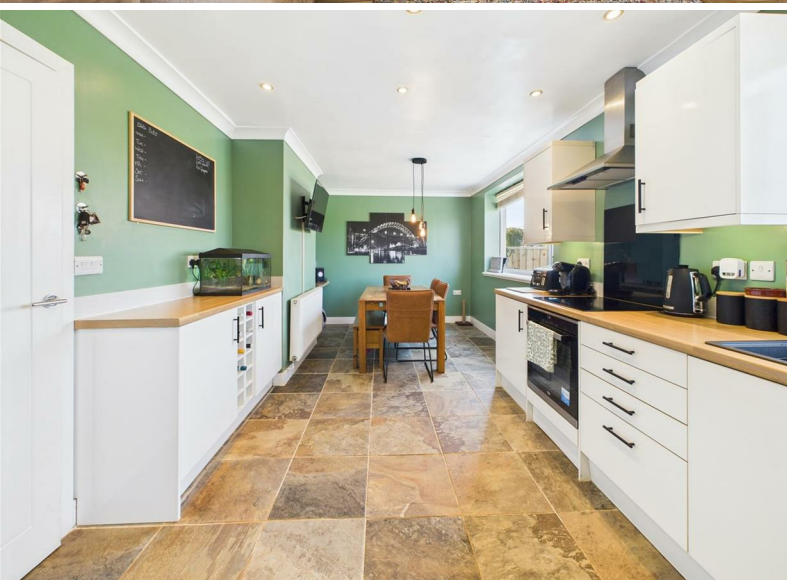


Situated in the quiet cul-de-sac of The Close in Johnston, this immaculately presented 3-bedroom semi-detached home is a fantastic opportunity for families, first-time buyers, or anyone looking for a move-in-ready property in a convenient location. The home offers stylish and well-maintained interiors throughout, with a light and welcoming feel.

Outside, the property boasts a particularly generous garden complete with a raised decking area ideal for entertaining, relaxing, or enjoying outdoor dining. There is also the benefit of off-road parking to the front of the property.

Johnston is a thriving village with a range of local amenities within easy reach. These include a primary school, shops and a pharmacy and also has excellent transport links with a railway station and regular bus services connecting you to Haverfordwest, Milford Haven, and beyond.

The property is of non-standard Wimpey No-Fines construction



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#### Hallway

Tiled flooring, uPVC door with glass panel insert

#### Living room

Timber floor, double glazed uPVC window to the front

#### Kitchen / dining room

Matching base and wall units, integrated oven & hob, 2 x double glazed uPVC window to the rear, tiled flooring

#### Utility room

Tiled flooring, uPVC door with glass panel inset to the front and one to the rear, worktop and wall units

#### WC

Tiled flooring, low flush toilet, hand basin, shower in cubicle with part tiled walls, double glazed uPVC window to the rear

#### Landing

Fitted carpet, double glazed uPVC window to the side

#### Bedroom 1

Fitted carpet, double glazed uPVC window to the rear

#### Bedroom 2

Fitted carpet, double glazed uPVC window to the front

#### Bedroom 3

Fitted carpet, double glazed uPVC window to the front

#### Bathroom

Vinyl flooring, part tiled walls, low flush toilet, hand basin, bath with overhead shower, double glazed uPVC window to the rear

#### Outside

To the front a driveway provides off-road parking for up to 2 vehicles.

To the rear, there is a sizeable enclosed garden featuring a decking area, with a storage shed conveniently positioned to the side.

#### Additional information

Please note the property is subject to a restrictive covenant.

Tenure: Freehold

Services: Mains electricity water and drainage.

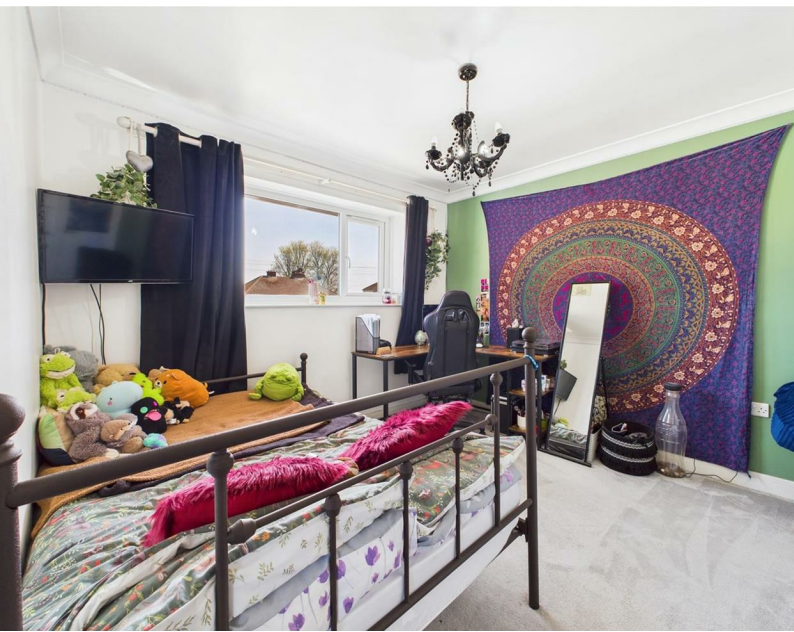
Local Authority: Pembrokeshire County Council  
Council tax: Tax band B

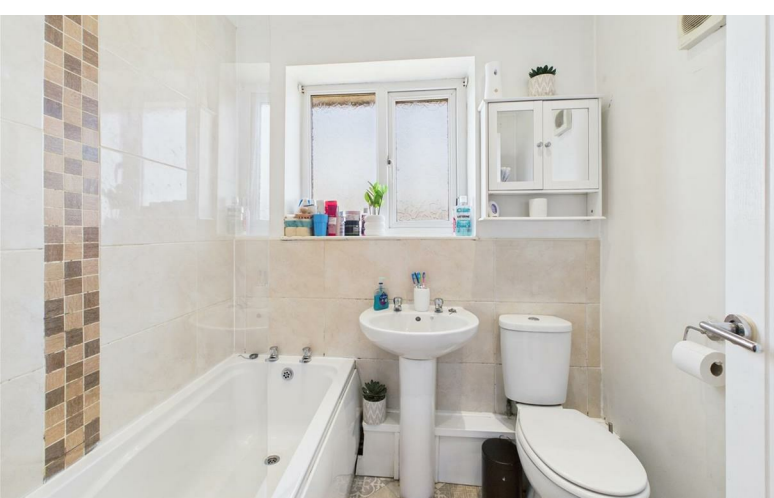
Viewing: By appointment with R K Lucas & son

Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

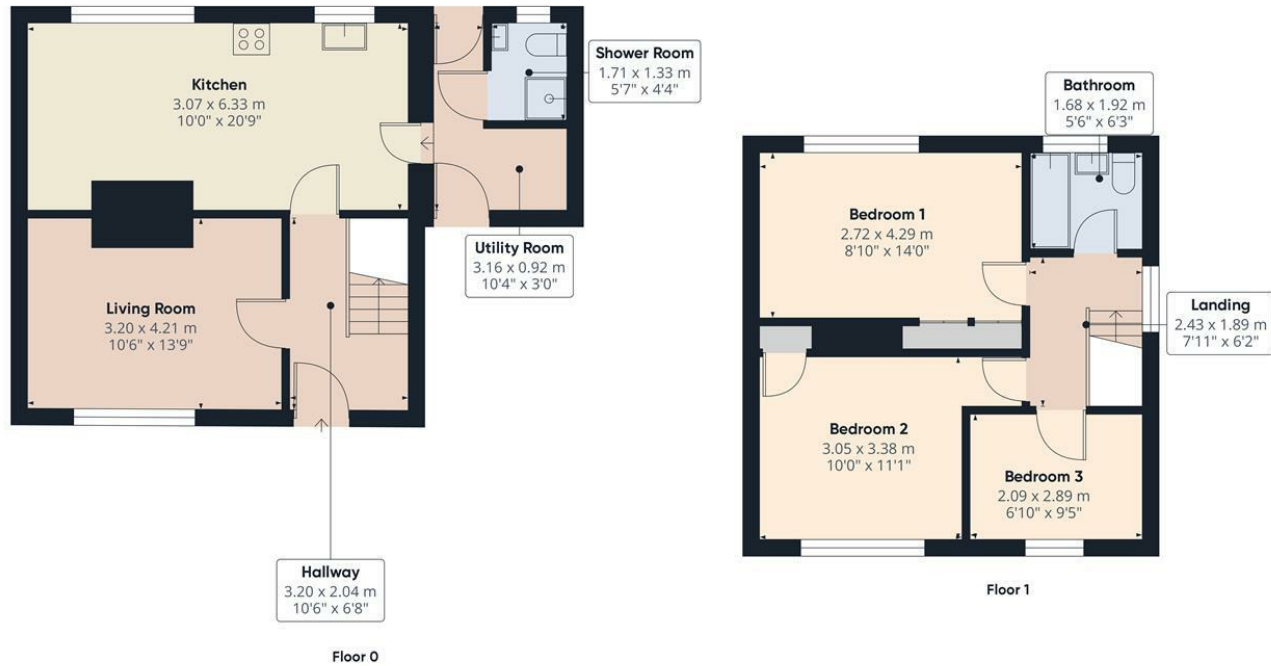
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)





Approximate total area<sup>(1)</sup>  
82.42 m<sup>2</sup>  
887.17 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## 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>                            |                            | 76        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 50                         |           |
| (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.