

63 Pembroke Road, Haverfordwest



## Offers In The Region Of £280,000



Nestled in the heart of Haverfordwest, this 4-bedroom detached house on Pembroke Road offers a wonderful blend of space, comfort, and convenience. With its desirable location close to local amenities, schools, and transport links, this home is perfect for families or anyone looking for a peaceful yet accessible setting.

The property features a generous layout, offering ample room for living and entertaining. Outside, an enclosed garden provides a private retreat, while off-road parking and an attached garage add to the practicality of this charming home.

No onward chain



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

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**Hallway**

uPVC door with glass panel insert, fitted carpet

**Living room**

Window to front, dual aspect windows, electric fire with decorative surround, fitted carpet, sliding door to

**Snug**

Fitted carpet, window to the side

**Dining room**

Fitted carpet, window to the side

**Kitchen**

Matching base and wall units with built in appliances, tiled flooring, window to rear and to side

**Utility**

Matching base and wall units, tiled flooring, uPVC door with glass panel insert

**Shower room**

Part tiled walls, tiled flooring, close coupled toilet, hand basin with unit, shower in cubicle, window to the rear

**Bedroom 1**

Window to the rear, fitted carpet

**Bedroom 2**

Window to the front, dual aspect windows, fitted carpet

**Bedroom 3**

Window to the side, fitted carpet

**Bedroom 4**

Window to the side, fitted carpet

**Bathroom**

Part tiled walls, vinyl flooring, bath, low flush toilet, hand basin, storage, window to the rear

**Garage**

Window to the side, up & over door, electric

**Outside**

To the front the property is a lawned garden with driveway to one side leading to a single garage.

To the rear is a fully enclosed, easy maintenance garden with areas of lawn and patio area.

**Additional Information**

Tenure: Freehold

Services: All mains services connected.

Local Authority: Pembrokeshire County Council  
Council Tax: Band E

Viewing: By appointment with R K Lucas & son

Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

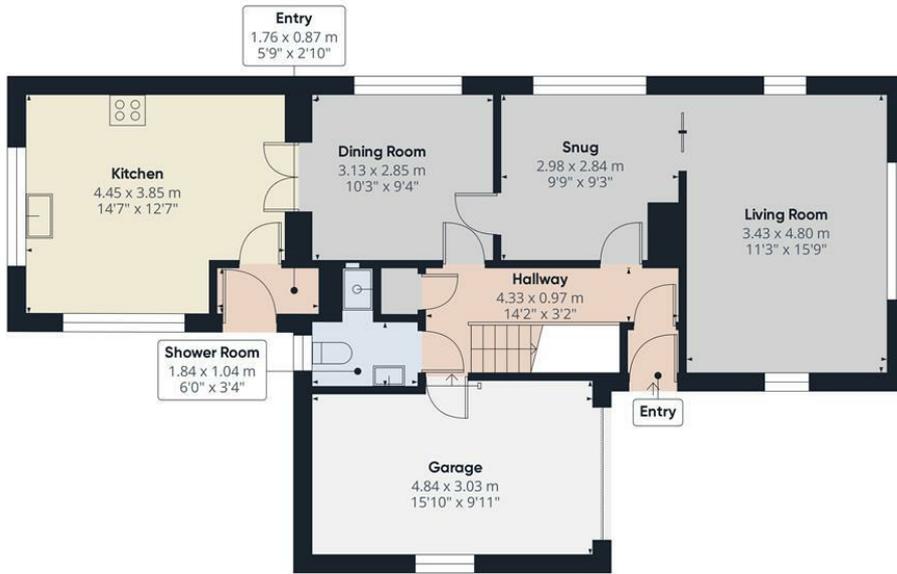
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





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





Floor 0



Floor 1

Approximate total area<sup>1)</sup>

140.58 m<sup>2</sup>  
1513.19 ft<sup>2</sup>

Reduced headroom

0.47 m<sup>2</sup>  
5.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

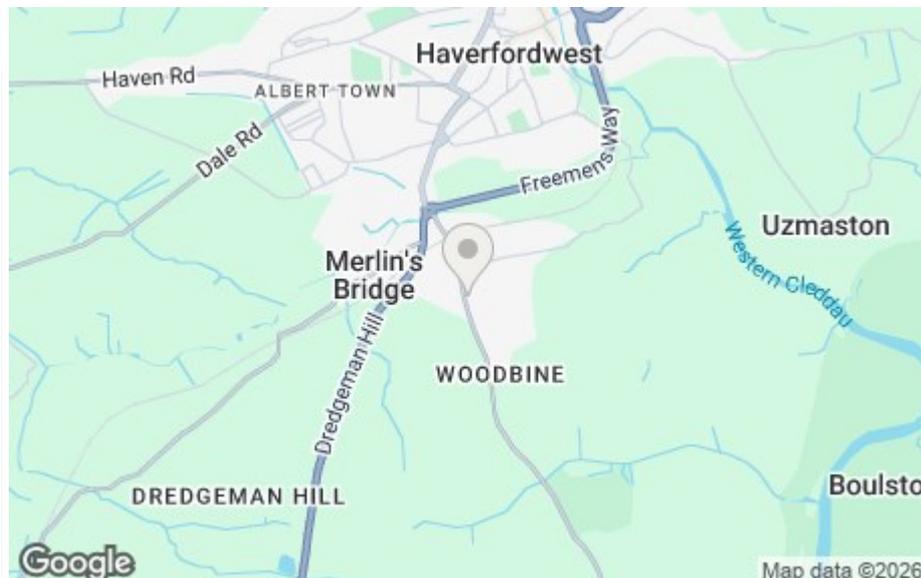
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

From Haverfordwest travel on the Pembroke Road (A4076). The property is located further up 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>		<b>75</b>
(55-68) <b>D</b>	<b>56</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.