

75 Hawthorn Rise, Haverfordwest



Offers In The Region Of £175,000



R K Lucas & Son are delighted to present this three-bedroom semi-detached house to the market. 75 Hawthorn Rise comprises living room, dining room, kitchen, utility, 3 bedrooms, family bathroom and benefits from an enclosed rear garden making it ideal for first time buyers or investors alike.

Conveniently located close to local primary schools, shops, and a park, the property is well positioned for family living. Many of the amenities of the County Town are within walking distance, while the stunning coastline of the Pembrokeshire Coast National Park is just a short drive away.



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

www.rklucas.co.uk

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Hallway

Fitted carpet, uPVC door with glass panel insert, double glazed uPVC window to the side, understairs storage, stairs

Living Room

Fitted carpet, electric fire, double glazed uPVC window to the front

Dining room

Timber flooring, open plan to kitchen

Kitchen

Tiled flooring, matching base and wall units with integrated appliances, double glazed uPVC doors to utility, double glazed uPVC window to the rear

Utility room

uPVC stable door with glass panel insert to the rear, double glazed uPVC window to the side

WC

Close coupled lavatory, hand basin, double glazed uPVC window to the side

Wetroom

Hand basin with vanity unit, shower

Bedroom 1

Fitted carpet, double glazed uPVC window to the rear

Bedroom 2

Fitted carpet, double glazed uPVC window to the rear

Bedroom 3

Fitted carpet, double glazed uPVC window to the front

Bathroom

Laminate flooring, close coupled lavatory, hand basin, part tiled walls, shower, frosted double glazed uPVC window to the front

Outside

To the front an enclosed garden predominantly laid to lawn with access to the rear.

To the rear, there is a fully enclosed garden predominantly laid to lawn, complemented by decked and patio seating areas, along with a useful storage shed.

Additional Information

Tenure: Freehold

Services: All mains services.

Local Authority: 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.

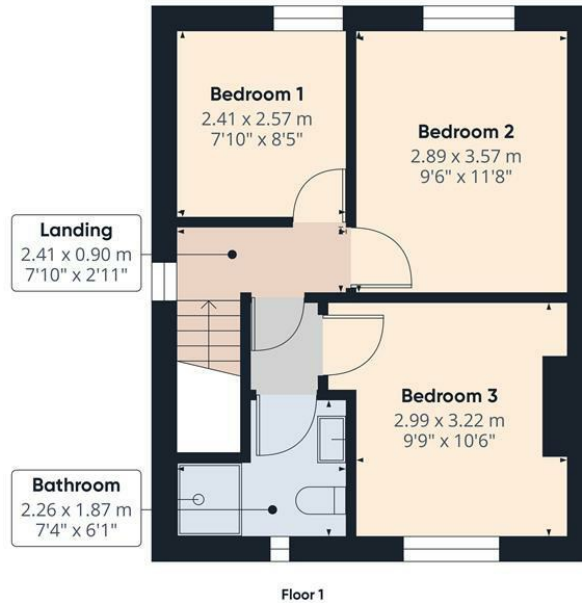
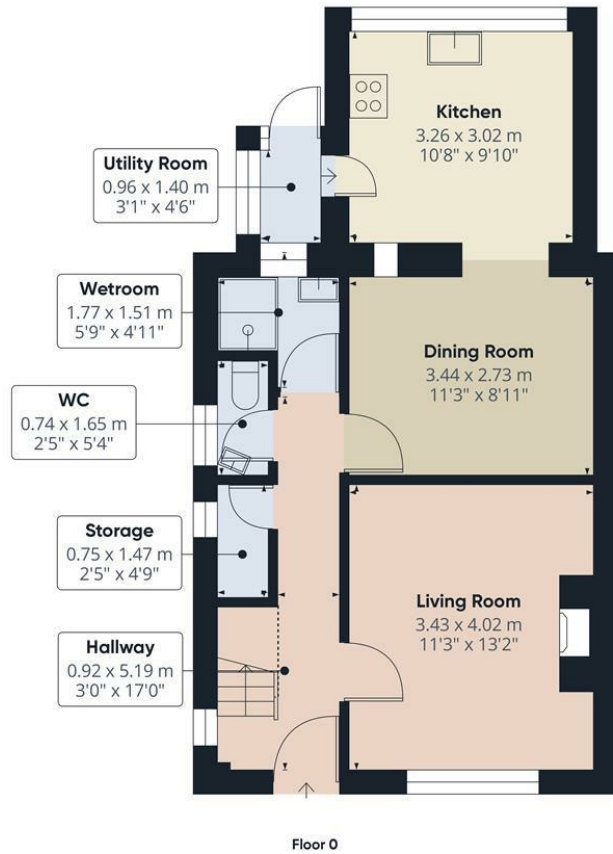
Viewing: By appointment with R K Lucas & Son on 01437 762538





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





Approximate total area⁽¹⁾
77.9 m²
840 ft²

Reduced headroom
1.1 m²
12 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

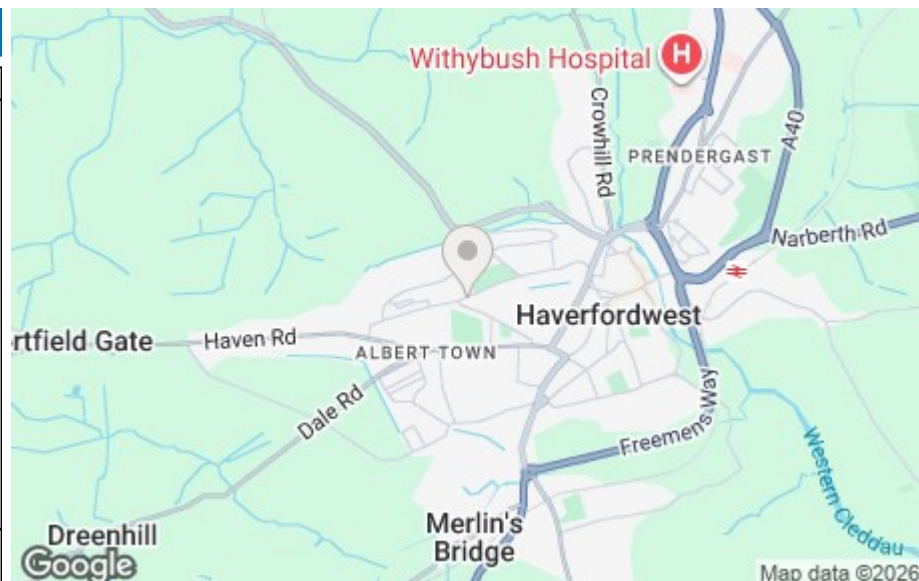
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From our Haverfordwest office take High Street, Dark Street, Mariners Square, then left onto Barn Street. At the mini roundabout take the first exit onto City Road. At the top of City Road turn left onto Hawthorn Rise No 75 Hawthorn Rise on the left hand side.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (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.