

15 Brookside Avenue, Johnston



Offers In The Region Of £165,000

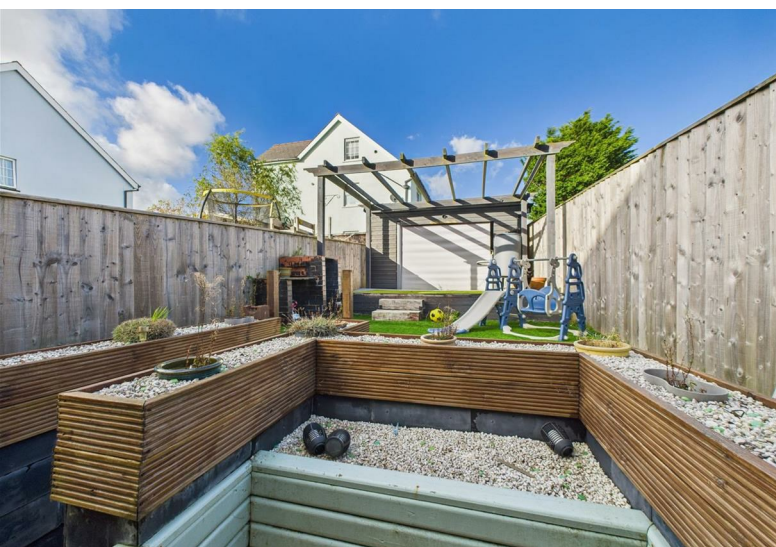


Welcome to 15 Brookside Avenue, a charming and well-presented home set in a popular residential area of Johnston, just a short drive from Haverfordwest and the stunning Pembrokeshire coastline.

Perfect for first-time buyers or young families, this property offers a surprising amount of space with two good-sized bedrooms, plus a loft conversion that provides flexible extra living or office space.

To the front, you'll find allocated parking for two cars, while the rear of the property boasts a tiered garden designed for easy maintenance, featuring astro turf, a pergola seating area, and useful storage.

With modern touches throughout and a convenient village location close to shops, schools, and transport links, 15 Brookside Avenue is ready for you to move straight in and make it your own.



**RK & son**  
**Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

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### Entrance Hall

Tiled flooring, uPVC door with glass panel inserts

### Kitchen

Tiled flooring, matching base and wall units, 1.5 drainer sink, gas hob with integrated oven, double glazed uPVC window to the front, tiled splash back, boiler

### Dining room

Timber flooring, stairs, open plan

### Living room

Timber flooring, high ceiling with 4 x Velux windows, double glazed uPVC window to the rear, door to garden

### Landing

Fitted carpet

### Bedroom 1

Fitted carpet, double glazed uPVC window to the front

### Bedroom 2

Timber flooring, double glazed uPVC window to the rear, stairs

### Bathroom

Tiled throughout, bath with overhead shower, low flush toilet, hand basin, frosted double glazed uPVC window to the front

### Loft conversion

Timber flooring, Velux window

### Outside

To the front of the property, there is allocated parking for two vehicles.

To the rear, a tiered garden laid with artificial turf offers a relaxing outdoor space, with additional storage at the back that could also serve as a covered dining area.

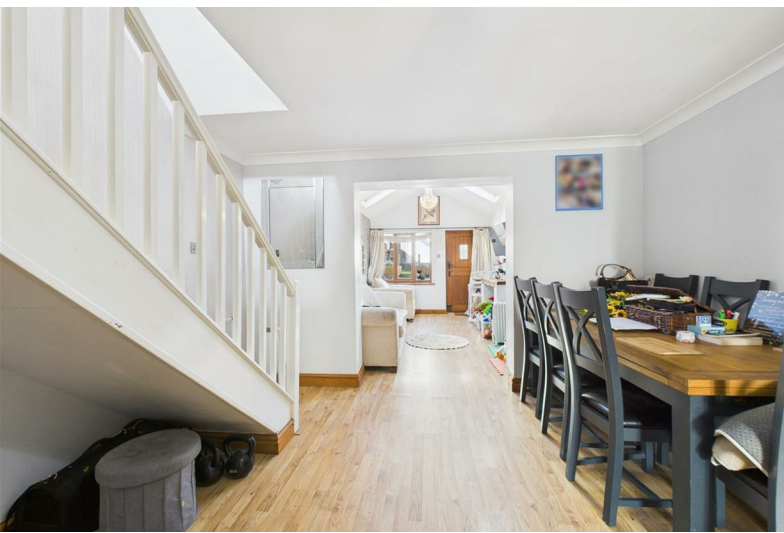
### Additional information

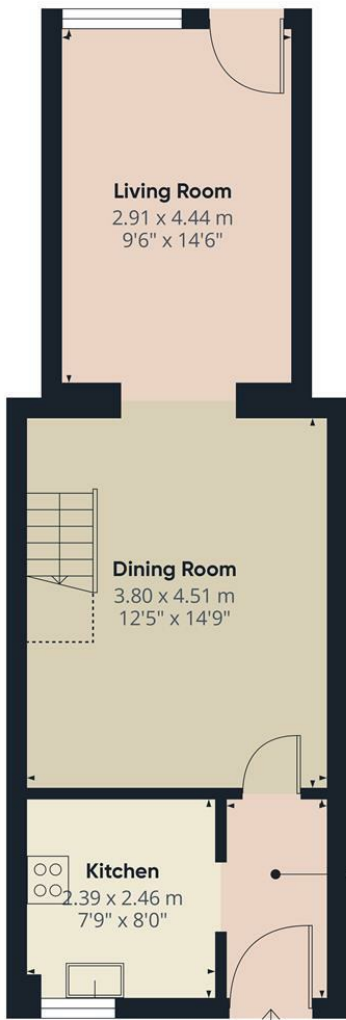
TENURE: Freehold  
 SERVICES: All mains connected  
 LOCAL AUTHORITY: Pembrokeshire  
 COUNCIL TAX: Band B

BROADBAND: Ultrafast available  
 MOBILE: Good coverage (depending on provider)

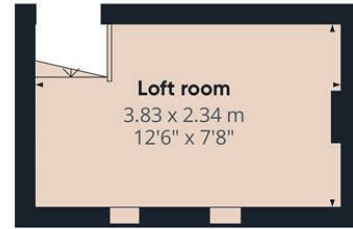
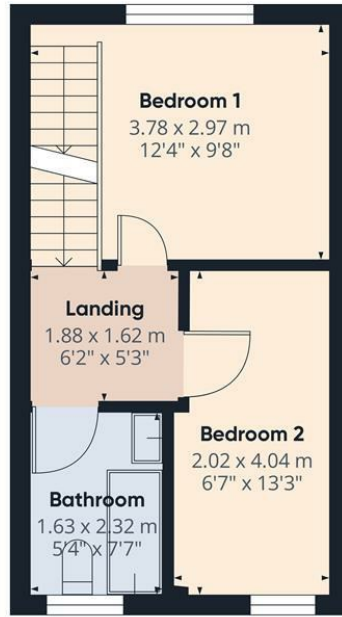
We advise prospective purchasers making their own enquiries, using the OFCOM Mobile and Broadband checker

VIEWING: By appointment with R K Lucas & Son





**Hallway**  
1.27 x 2.46 m  
4'2" x 8'0"



Floor 2

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

70.8 m<sup>2</sup>  
761 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(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.

GIRAFFE360

At Merlin's Bridge Roundabout, take the 2nd exit onto Dredgeman Hill/A4076. From Freemans Way continue to follow A4076. Before the garage turn left onto Brookside Avenue N15 can be found on your left hand side, easily identifiable by our sign.

**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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	<b>83</b>
<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.