

17 Goat Street, Haverfordwest



Offers In The Region Of £195,000



R K Lucas & Son are delighted to offer to the market this Grade II listed mid terraced Georgian town house, renovated in recent years whilst retaining many original features to offer a comfortable home. The property briefly comprises 3 bedrooms, 1 reception room, kitchen/diner, family bathroom and benefits from a large tiered garden.

Goat Street itself forms part of historic Haverfordwest as it is set in the main Castle ward to the west of the Castle just a few hundred yards from the present town centre and the nearby river Cleddau. The first actual map reference to Goat Street dates back to 1690.



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

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Kitchen/ Diner

Ratford Bridge kitchen fitted in 2021 with matching base and wall units, marble effect worktops, 1.5 drainer sink, integrated appliances, Island with storage and seating area, 2 x windows to the front, front door with glass panel inserts, wooden beams, Vinyl flooring

Living room

Fitted carpet, door to the rear, double glazed uPVC window to rear, Velux

Bedroom 1

Fitted carpet, double glazed uPVC window to the rear

Landing

Fitted carpet, storage

Bedroom 2

Fitted carpet, 2 x windows to the front

Bedroom 3

Fitted carpet, window to the front

Bathroom

Roper Rhodes bathroom fitted in 2019 - Hand basin with storage, corner shower, bath, close coupled toilet, Vinyl flooring

Outside

To the rear, a courtyard provides access to a useful store room, ideal for additional storage or potential utility space.

Steps rise from the courtyard to a tiered garden, thoughtfully arranged to make the most of the setting. The first level features patio and decking areas along with a shed and greenhouse.

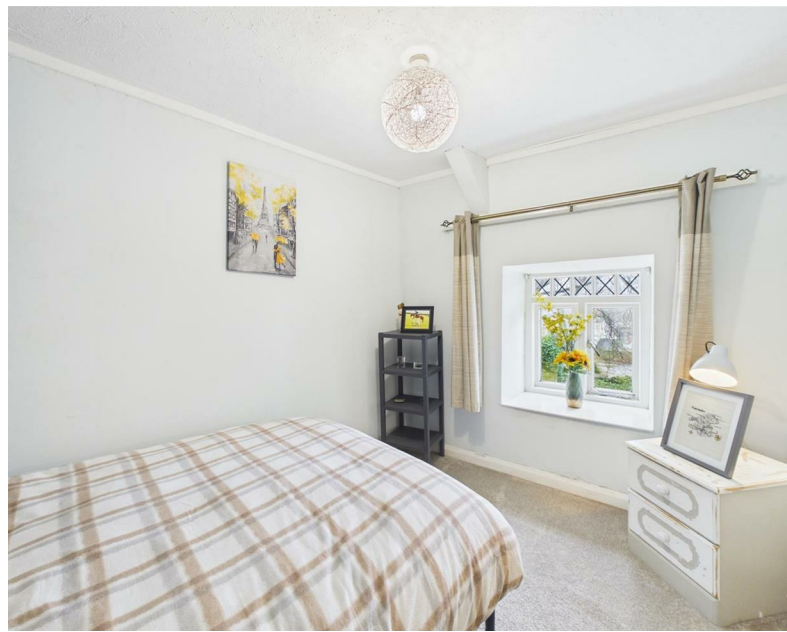
Beyond this, the garden extends to a lawned area,

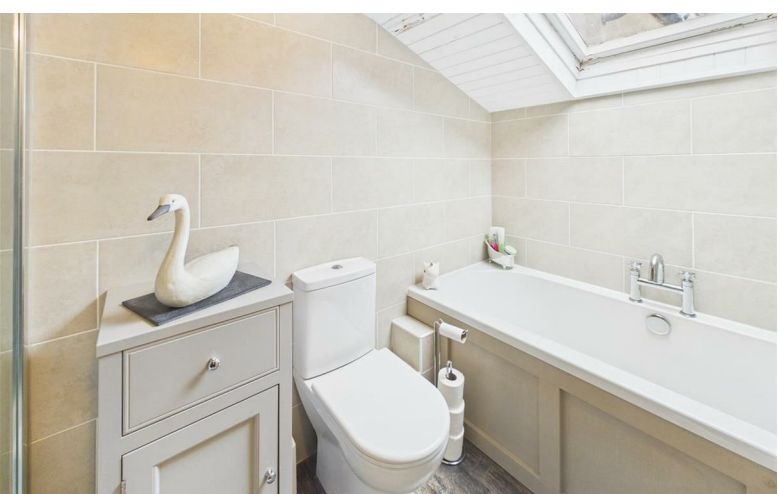
enjoying a pleasant outlook towards the church to the rear, creating a peaceful and picturesque backdrop.

Additional information

Services: All mains services connected
 Listing status: Grade II
 Tenure: Freehold
 Local Authority: Pembrokeshire County Council
 Tax Band: C
 Viewing: Strictly 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





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
90.6 m²
975 ft²

(1) Excluding balconies and terraces

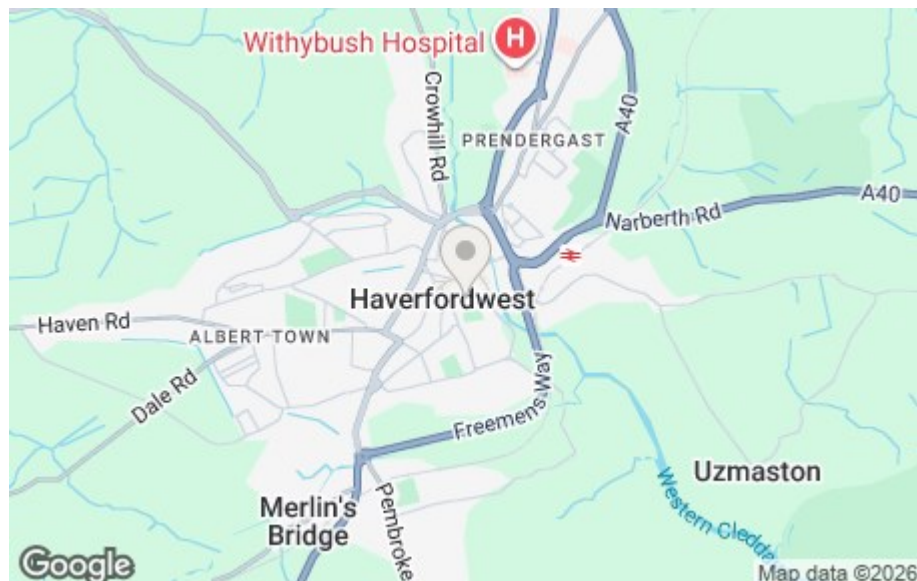
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

From our Haverfordwest office continue onto High Street then turn left on Hill Lane. Follow the road round onto Goat Street and N.17 is a short way along on the left hand side.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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.