

21 Stokes Avenue, Haverfordwest



## Offers In The Region Of £198,000



Located in a popular residential area, this three-bedroom semi-detached home offers an exciting opportunity for buyers seeking a property they can make their own. Well-presented and clean throughout, the house offers scope for modernisation and updating to suit personal taste.

The accommodation is well-proportioned, with a light and welcoming feel, making it an ideal choice for families, first-time buyers, or investors alike. Externally, the property benefits from a well-maintained, enclosed rear garden.

Situated within easy reach of local schools, shops, and the amenities of Haverfordwest town centre, this property combines convenience with potential, making it an excellent long-term home or investment.



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#### Porch

Double glazed uPVC units throughout, uPVC door to the front with glass panel insert, tiled flooring

#### Entrance Hall

uPVC door to the front with glass panel insert, fitted carpet

#### Living room

Fitted carpet, double glazed uPVC window to the front, open fire with decorative surround

#### Dining room

Fitted carpet, double glazed uPVC window to the rear, gas fire

#### Kitchen

Matching base and wall units, double glazed uPVC window to the rear, single drainer sink, larder, vinyl flooring

#### Utility

Fitted carpet, double glazed uPVC window to the front, uPVC door to the front with glass panel insert, uPVC door to the rear with glass panel insert, matching base and wall units, single drainer sink, WC

#### Landing

Fitted carpet, double glazed uPVC window to the side, loft hatch with pull down ladder

#### Bedroom 1

Fitted carpet, double glazed uPVC window to the rear, storage

#### Bedroom 2

Fitted carpet, double glazed uPVC window to the front, storage

#### Bedroom 3

Fitted carpet, double glazed uPVC window to the front, storage

#### Bathroom

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

#### Outside

To the front of the property is a lawned garden with a pathway leading to the porch and to the side utility

entrance, complemented by mature borders that add character and greenery.

At the rear, the property enjoys a well-maintained enclosed garden, offering a mix of patio areas, mature shrubbery, and a lawned section. This outdoor space provides both charm and practicality, ideal for family use, gardening, or relaxing.

#### Additional information

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: C

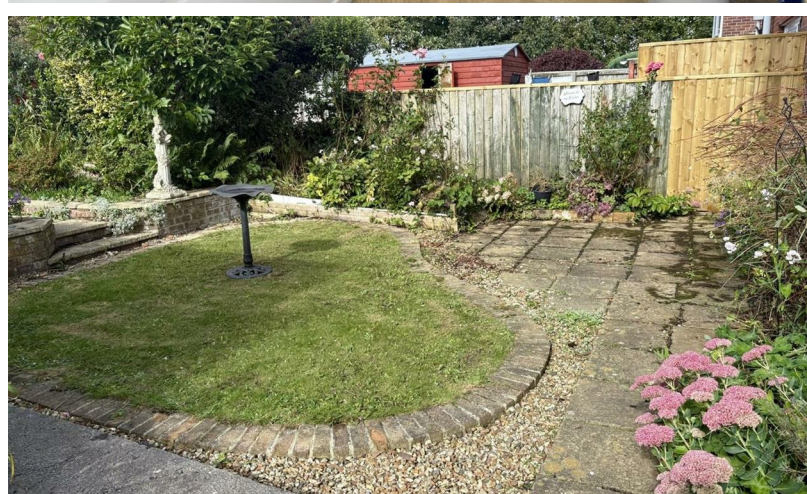
Broadband: Ultrafast broadband available

Mobile Coverage: Available from a range of providers

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



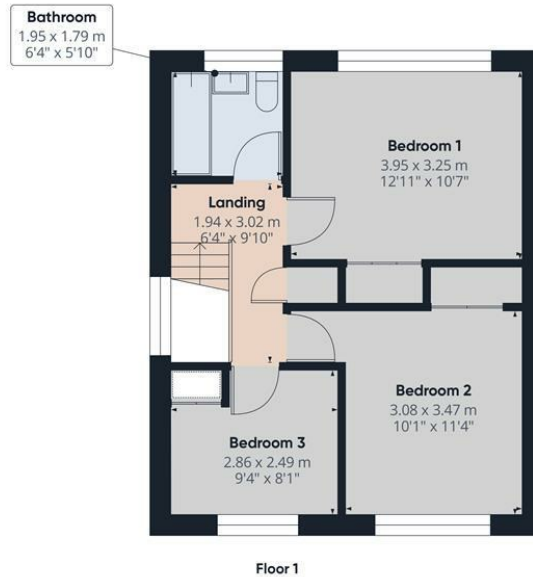
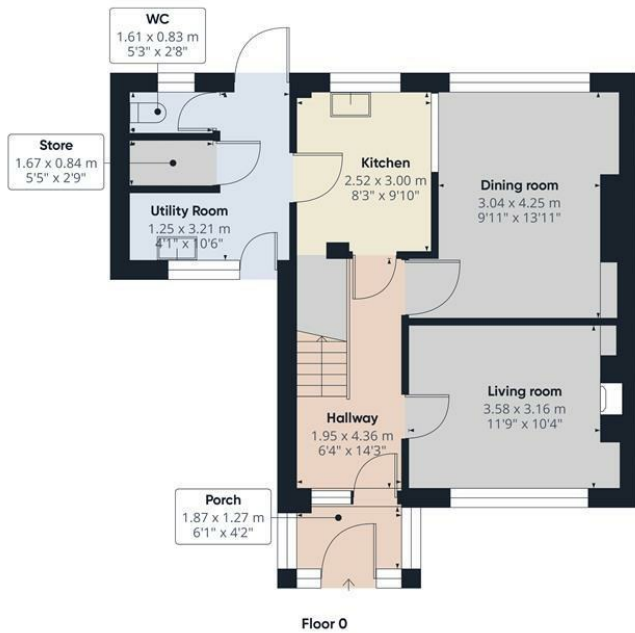




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Approximate total area<sup>(1)</sup>  
95.7 m<sup>2</sup>  
1030 ft<sup>2</sup>

(1) Excluding balconies and terraces

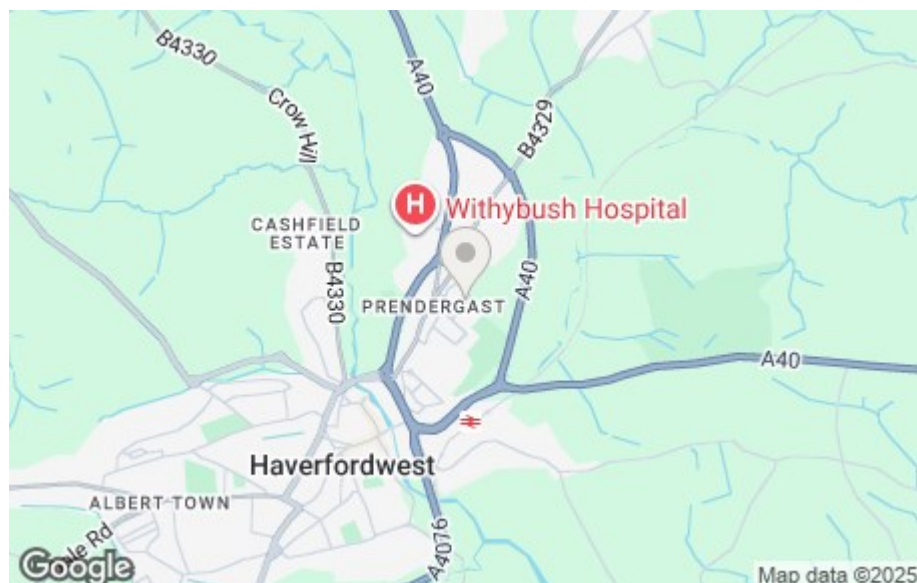
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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From our Haverfordwest office take High Street, Dark Street, Mariners Square and then turn right onto Barn Street. Take the second off the mini-roundabout then use the right hand lane to continue onto Bridgend Square roundabout (adjacent to Morrisons); take the third exit into Prendergast. Head up the hill and follow this road, take a right onto Cardigan Road and your first right onto Back Lane. Take a left onto Shoals Hook around to Prendergast School, 21 Stokes Avenue will be found on your right 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>		
(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>57</b>	<b>74</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.