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ESTABLISHED 1789

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Offers In The Region Of £145,000

11, Priory Avenue

Haverfordwest SA61 1SG

We are delighted to offer this 3 bedroom mid terraced house, ideal for a small family or first time buyer.

Situated in the crescent of Priory Avenue this property benefits from its central position, giving access to amenities which include the leisure centre, doctors surgeries, shops and supermarkets all within walking distance.

The accommodation briefly comprises a lounge, kitchen/dining room, utility and shower room on the ground floor, with 3 bedrooms, family bathroom and attic room upstairs. An enclosed garden to the rear and off road parking to the front provide the property with adequate outside space.

The property is chain free

- Central location
- Off road parking
- 3 bedrooms
- Close to amenities
- Enclosed rear garden
- Gas central heating

Zoopla.co.uk RICS
NHER Accreditation Scheme Registered Member
rightmove.co.uk The UK's number one property website

Entrance Portch 8'2" x 5'2" (2.5 x 1.6)
uPVC double glazed entrance door, uPVC double glazed window to front, window to side, tiled flooring

Hallway
uPVC double glazed door and window, stairs with under stairs storage, vinyl flooring, radiator

Lounge 14'9" x 11'5" (4.5 x 3.5)
uPVC double glazed window to front, fireplace with decorative surround, radiator

Kitchen/Dining Room 21'3" x 9'6" (6.5 x 2.9)
Open plan kitchen dining room comprising matching base and wall units with a contrasting work surface, integrated gas hob, electric oven and extractor fan and a single drainer stainless steel sink with mixer tap over. Vinyl flooring, part tiled walls, storage cupboard, radiator, uPVC doule glazed window to rear and uPVC double glazed french doors to garden

Utility Room 9'6" x 6'6" (2.9 x 2.0)
uPVC rear entrance door, window to side, tiled flooring, wall mounted gas boiler, plumbing for washing machine/dryer

Shower Room 7'2" x 5'6" (2.2 x 1.7)
Comprising close coupled toilet, pedestal hand basin and electric shower in cubicle. Tiled flooring, part tiled walls, heated towel rail, 2 x uPVC double glazed windows to rear and side

Bedroom 1 14'5" x 8'6" (4.4 x 2.6)
Rear facing double bedroom with uPVC double glazed window, radiator, alcove for fitted wardrobe

Bedroom 2 11'1" x 9'2" (3.4 x 2.8)
uPVC double glazed window to front, built in wardrobes, radiator

Bathroom 6'6" x 5'6" (2.0 x 1.7)
3 piece suite comprising low flush toilet, pedestal hand basin and panel bath. Vinyl flooring, part tiled walls, radiator, uPVC double glazed window to rear

Bedroom 3 10'9" x 7'10" (3.3 x 2.4)
uPVC double glazed window to front, fitted wardrobes, radiator, hidden stairs to attic room

Attic Room 23'3" x 10'5" (7.1 x 3.2)
2 x Velux windows, eaves storage, radiator

Outside
To the front of the property is an enclosed driveway providing off-road parking with flower bed boarder and decorative chippings to one side.

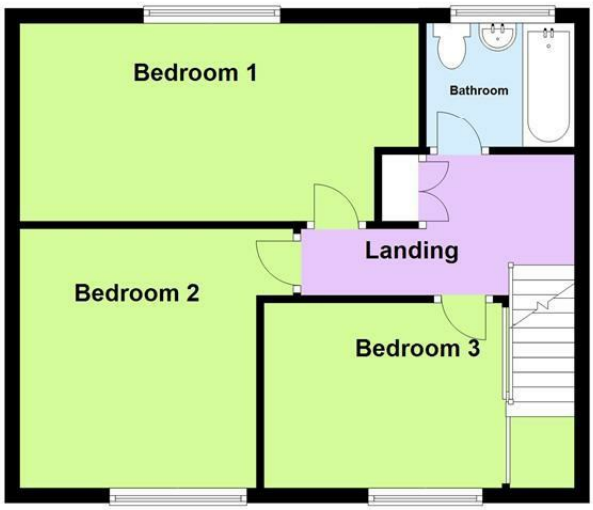
To the rear is an enclosed garden with a large patio area, lawn area, raised flower beds with mature trees and storage shed accessed via a shared walkway to left hand side of the property.

General Notes
Services: We are advised that mains gas, electricity, water and drainage are connected
Tenure: Freehold
Local Authority: Pembrokeshire County Council
Tax Band: C

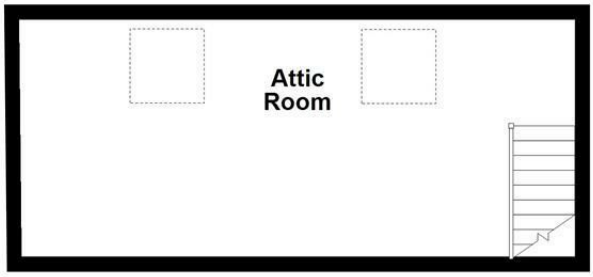
Viewing
By appointment with R K Lucas & Son

Ground Floor

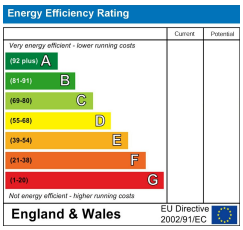
First Floor

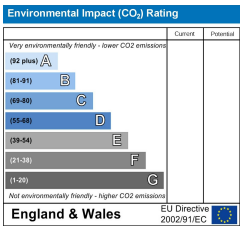


Second Floor



For illustration purposes, do not scale.
Plan produced using PlanUp.





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.