

21 Cawdor Close, Haverfordwest



PCM £1,100 PCM



R K Lucas & Son are pleased to offer for let this 3 bedroom terraced home situated in a prime location within walking distance of Haverfordwest town centre including schools, supermarkets, leisure centre and parks.

The property briefly comprises living room, kitchen, separate dining room, 3 bedrooms a family bathroom and benefits from an enclosed rear garden.



**RK & son**  
**Lucas**  
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01437 762538 01646 695713



**RICS**







### Hallway

Tiled flooring, uPVC door with glass panel, double glazed uPVC window to the front

### Living room

Fitted carpet, double glazed uPVC sliding door to garden, gas fire with back boiler

### Dining room

Herringbone vinyl flooring, double glazed uPVC window to front

### Kitchen

Tile effect vinyl flooring, matching base and wall units with wood effect worktops, 1.5 stainless steel sink, uPVC glass panel door to garden, double glazed uPVC window to rear

### Bedroom 1

Fitted carpet, double glazed uPVC window to rear, storage

### Bedroom 2

Fitted carpet, double glazed uPVC window to rear, storage

### Bedroom 3

Wood effect vinyl flooring, double glazed uPVC window to rear, storage

### Bathroom

Wood effect vinyl flooring, bath with overhead electric shower, part tiled walls, low flush toilet, pedestal hand basin, double glazed uPVC window to the front

### Outside

To the rear is a fully enclosed garden with new fencing and store shed.

Garage available

### Additional information

Services: Mains electricity, water and drainage are connected with gas central heating provided by a back a boiler

Local Authority: Pembrokeshire County Council

Tax Band: C

Broadband & Mobile Coverage: Mobile coverage likely to limited depending on provider. Ultrafast Broadband available. TENANTS SHOULD MAKE THEIR OWN ENQUIRIES AND/OR USE THE OFCOM CHECKER.

Parking: Garage and on-street parking

Viewing: Strictly by appointment with R K Lucas & Son



From our Haverfordwest Office, continue up High Street and onto Dew Street then onto the Milford Road. At the roundabout, take the 4th exit onto Scarrowscant Lane. Follow this road around until you reach the left turning for Cawdor Close N.21 can be found at the end of the cul-de-sac.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.