



Offers In The Region Of £240,000



RK Lucas & Son are delighted to bring to the market this well presented 2-bedroom bungalow nestled in the sought-after area of Heritage Gate Haverfordwest. This delightful home offers two spacious double bedrooms, off-road parking, garage and a beautiful enclosed garden.

Heritage Gate sits on the outskirts of Haverfordwest, approximately 1.5 miles from the town centre. The retail park and hospital at Withybush are in close proximity, with primary and secondary schools within walking distance.

The beautiful beaches and scenery of the Pembrokeshire Coast National Park are within easy motoring distance and access to the main A40 trunk road is simple from this edge of town position.



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

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

www.rklucas.co.uk

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Entrance

Timber flooring, uPVC front door with decorative glass panels

Living room

Fitted carpet, electric fire with decorative surround, double glazed uPVC window to the side, double glazed uPVC french doors to the garden

Kitchen

Vinyl flooring, matching base and wall units, integrated appliances, 1.5 drainer sink, uPVC double glazed windows to the rear

Bedroom 1

Fitted carpet, double glazed uPVC window to the front

Bedroom 2

Fitted carpet, double glazed uPVC window to the front

Shower room

Vinyl flooring, corner shower unit with electric shower, hand basin, low flush toilet, heated towel rail

Outside

To the front is off road parking for at least three vehicles

The rear garden is completely enclosed. Paved pathways lead via gravel gardens to a circular terrace with established shrubberies.

Garage

Electric up & over door

Additional information

Services: All mains services connected and benefits from solar panels

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: D

Broadband: Ultrafast broadband available

Mobile Coverage: Available from a range of providers

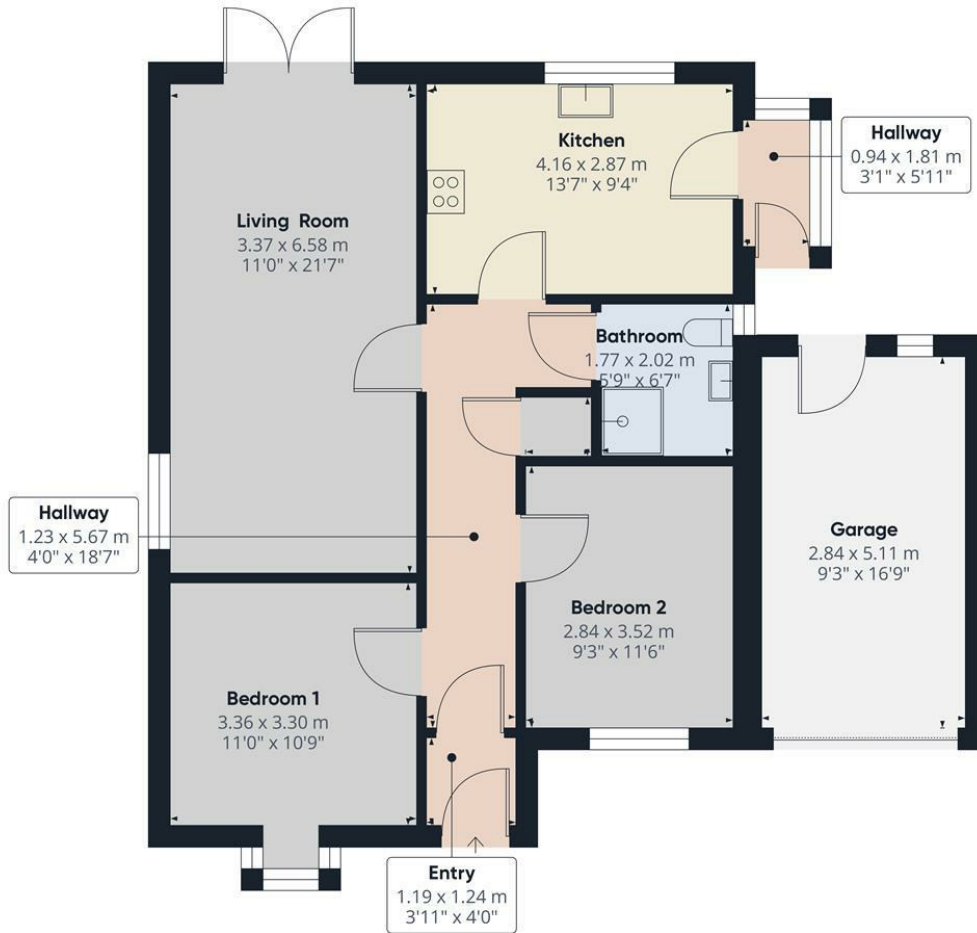
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





See even more photos on our website
www.rklucas.co.uk





Approximate total area⁽¹⁾
86.47 m²
930.76 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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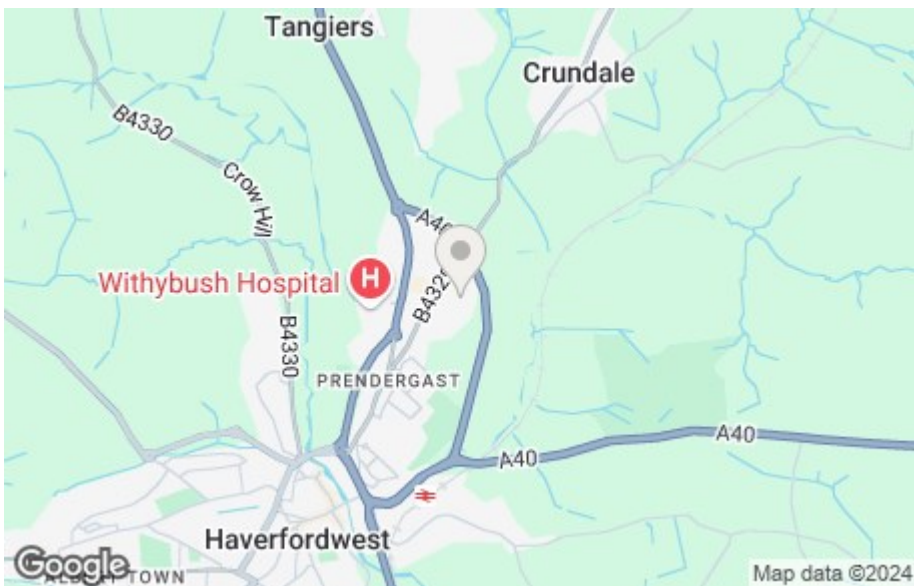
From our Haverfordwest office follow directions for Withybush Hospital then continue along the Fishguard Road to Withybush roundabout. Take the fourth exit off the roundabout and continue to Cardigan Road roundabout. Take the third exit onto Cardigan Road then take the first left into Heritage Gate. Follow the road around and No. 37 will be further along on your 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		
	73	77

England & Wales

EU Directive 2002/91/EC



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