

Rowan Cottage, 40 City Road, Haverfordwest



Offers In The Region Of £75,000

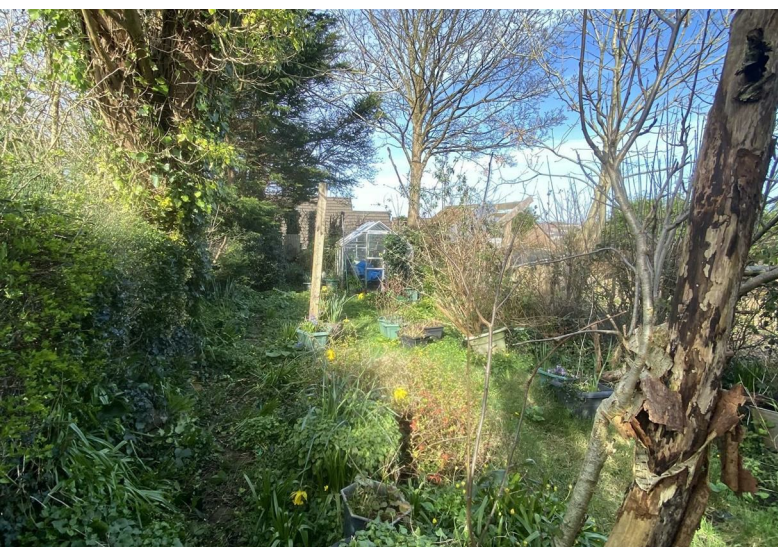


R K Lucas & Son are delighted to bring to the market this 2 bedroom end-terrace house located in a convenient area of Haverfordwest, within walking distance of the town centre and local amenities.

The property comprises: hall, lounge, sitting room, kitchen, 2 bedrooms, bathroom and garden.

40 City Road is ideal for first time buyers and investors.

*** CHAIN FREE ***



RK & son
Lucas
PEMBROKESHIRE'S PROPERTY
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Haverfordwest and Milford Haven.

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RICS





Porch

Front door, fitted carpet, door to

Living Room

2.00m x 1.20m (6'7" x 3'11")

Window to front, gas fire, fitted carpet

Kitchen

3.30m x 2.60m (10'10" x 8'6")

Window to rear, base and wall units, double drainer sink

Bathroom

3.00m x 1.90m (9'10" x 6'3")

Window to side, low flush toilet, hand basin, bath, shower over bath

Dining Room

3.30m x 1.90m (10'10" x 6'3")

Window to rear

Landing

Skylight, fitted carpet

Bedroom 1

3.80m x 2.40m (12'6" x 7'10")

Window to front, Storage cupboard, timber flooring

Bedroom 2

Window to front, timber flooring

Outside

Enclosed garden to the rear with raised lawn and patio area

Additional notes

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: B

Broadband: Super fast broadband available

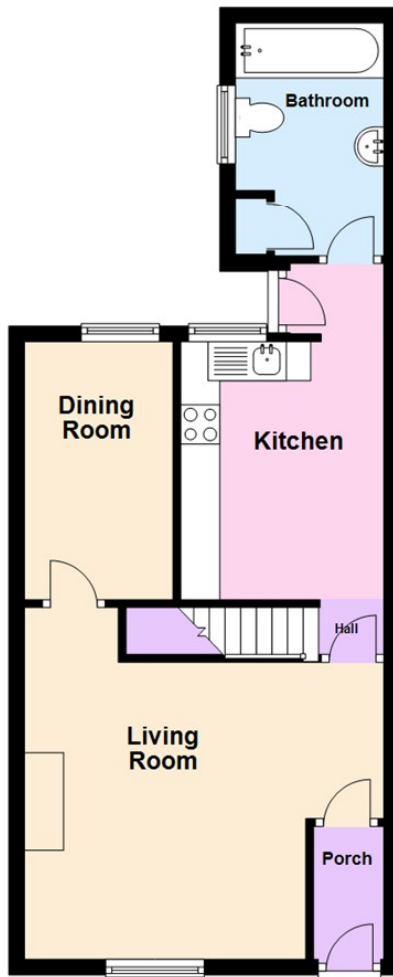
Mobile coverage: Available from a range of providers

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



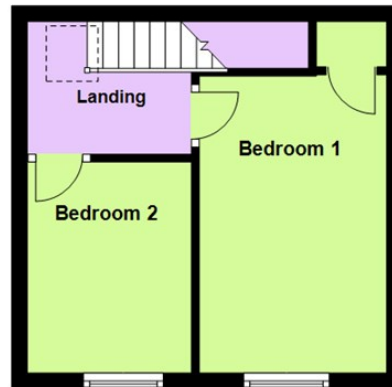
Ground Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



First Floor

Approx. 20.7 sq. metres (222.8 sq. feet)




Total area: approx. 64.1 sq. metres (689.5 sq. feet)

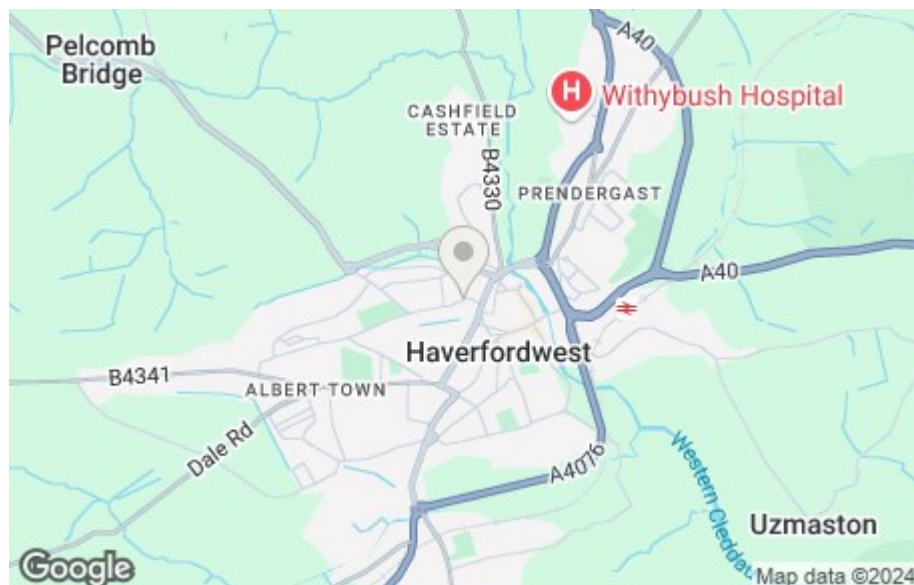
For illustration purposes, do not scale.
Plan produced using PlanUp.

40 City Road, Haverfordwest

From our Haverfordwest office take High Street, Dark Street and Mariners Square, then turn right onto Barn Street. At the mini roundabout use the left hand lane to take the first exit onto City Road. As you reach the top of City Road hill number 40 can be found on the right-hand side on the elevated terrace.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(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.