



£865



- Town Centre Location
- 3 Bedrooms
- Additional Loft Room
- Enclosed Rear Garden
- Deposit Option Available

**RK & son
Lucas**
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Entrance Hallway

Laminate flooring with carpeted stairs leading to 1st floor, doorway into living room/dining room areas & access to kitchen area.

Living Room

Wooden Flooring, double glazed window, fireplace, leading into dining room area

Dining Room

Tiled flooring, open fire with doorway leading to utility & kitchen areas.

Utility Room

Tiled flooring with patio doors leading to rear garden. Also doorway leading into kitchen & bathroom areas.

Rear Garden

Enclosed garden, with 4 steps leading upto a patio area & garage to the rear of the property.

Family Bathroom

Tiled flooring, bath with separate shower cubicle, WC, Wash hand basin & frosted double glazed window.

Kitchen

Tiled flooring, fitted kitchen including electric hob & oven.

Bedroom 1

Double bedroom situated on first landing with laminate flooring & double glazed window.

Bedroom 2

Double bedroom, carpeted area & double glazed window.

Bedroom 3

Double bedroom, carpeted area & double glazed window.

Loft Room

Additional room could be used as office space or bedroom, laminate flooring & wooden stairs leading upto the area.

Additional Information

Security Deposit: £998

Heating: Gas

Services: All Mains

Council Tax Band: C

Local Authority: Pembrokeshire County Council

Broadband: Superfast available in area

Mobile coverage: Likely / Limited depending on provider

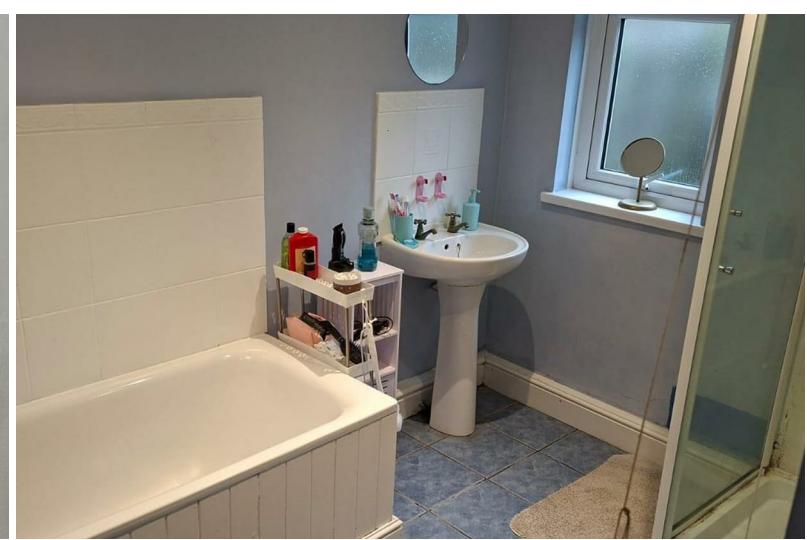
APPLICANTS SHOULD MAKE THEIR OWN ENQUIRIES FOR MOBILE & BROADBAND COVERAGE

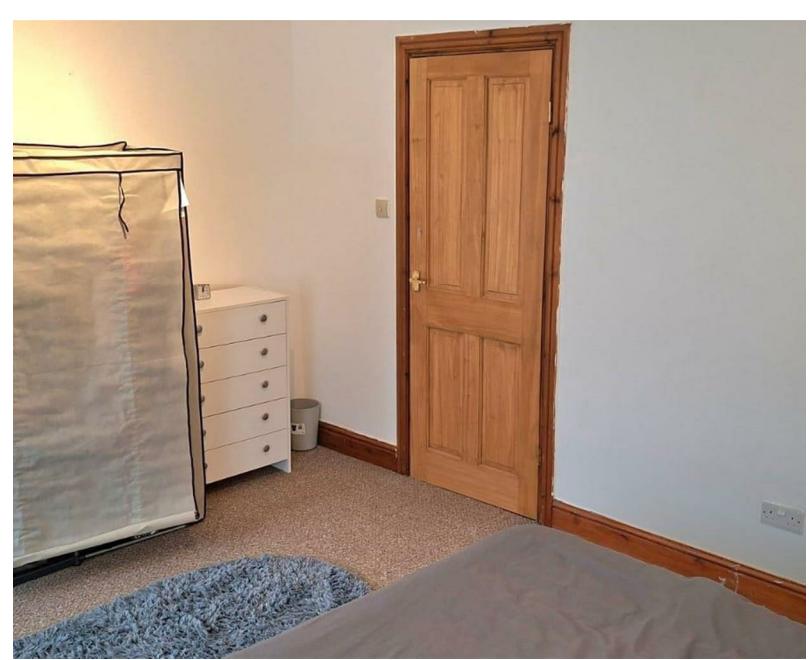
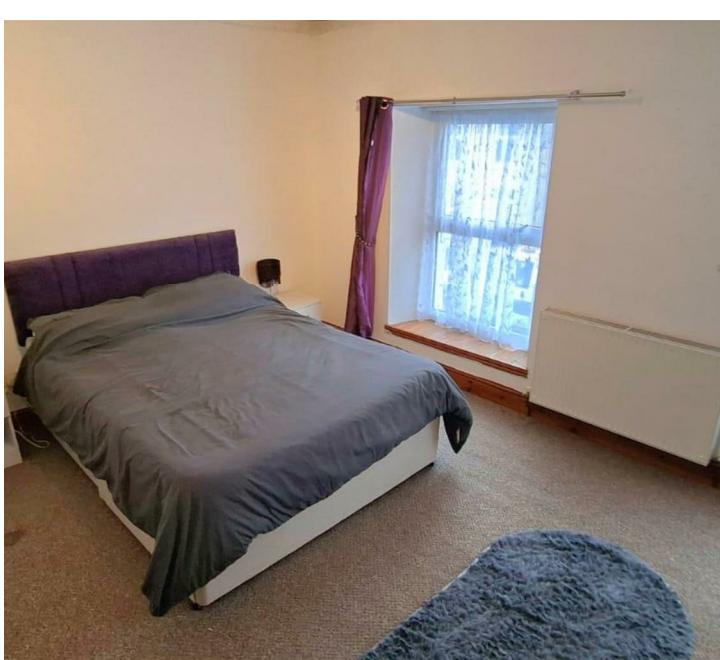
Viewings

By appointment with R K Lucas & Son

Fees

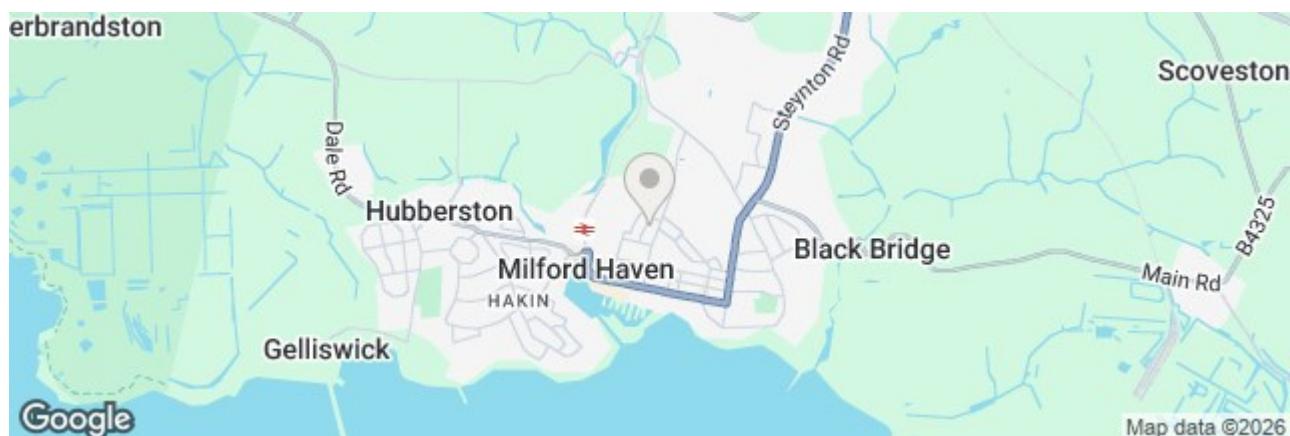
For a full list of Contract Holder (tenant) fees, visit [www.rklucas.co.uk/pdf/Contract-Holder-\(Tenant\)-Fees.pdf](http://www.rklucas.co.uk/pdf/Contract-Holder-(Tenant)-Fees.pdf)





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.