

94 Prendergast, Haverfordwest SA61 2PP



Offers In Excess Of £135,000



We present to the market this 3/4 bedroom terraced property in a sought after area, ideal for the first time buyer or investor.

The property briefly comprises: porch, lounge, kitchen/breakfast room, utility area, pantry, dining room/bedroom 4, 3 further bedrooms, bathroom and a rear enclosed courtyard garden. Then property benefits from gas central heating and uPVC double glazed windows.

Book your viewing quickly so as not to be disappointed.



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

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

www.rklucas.co.uk

01437 762538 01646 695713





Porch

uPVC front door, glazed panel, door to:

Lounge 13'7" x 20'11" (4.13m x 6.37m)

Two windows to front, double radiator, stairs, alcove, carpet, sliding door leads to:

Kitchen/Breakfast Room 17'10" x 8'6" (5.44m x 2.6m)

Two windows to rear, radiator, range of base and wall units electric hob with cooker hood over, electric oven, tiled floor.

Pantry / Store 7'11" x 2'11" (2.42m x 0.90m)

Shelved pantry / store cupboard.

Bedroom 4/ Dining Room 11'11" x 10'0" (3.63m x 3.06m)

Window to rear, radiator, carpet.

Utility Area 9'1" x 6'7" (2.77m x 2.00m)

Window to rear, window to front, gas boiler, tiled floor, door to outside, door to

WC

Window to rear, WC.

Landing

Open plan, carpet, doors to:

Bedroom 1 13'7" x 8'7" (4.13m x 2.61m)

Window to front, radiator, carpet.

Bedroom 2 13'9" x 8'8" (4.20m x 2.63m)

Window to front, storage cupboard, radiator, carpet.

Bedroom 3 8'4" x 8'1" (2.53m x 2.46m)

Window to rear, radiator, carpet.

Bathroom

Window to rear, corner shower cubilce, bath, WC and pedestal wash hand basin, vinyl flooring.

Viewing

By appointment with R K Lucas & Son.

Outside

To the rear is an enclosed courtyard garden with raised bordered/grassed area, outside store and garden shed.

Additional information

All mains services connected.
Pembrokeshire County Council
Tax Band: C





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





From our office in Victoria Place continue up the High Street and bear right into Dark Street and proceed onto Mariners Square, turning left onto Barn Street. Follow this road passing Lidl and Morrisons. At the Bridgend Square roundabout take the 3rd exit and proceed up Prendergast hill. The property can be found further along on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(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.