

Belmont, Fishguard Road, Haverfordwest



Offers In The Region Of £215,000



This 2-bedroom bungalow offers a fantastic opportunity for buyers looking to create their dream home. Perfectly situated on Fishguard Road, the property benefits from a prime location close to local amenities, transport links, and Withybush Hospital.

The property comprises 2 bedrooms, living room, kitchen, bathroom, garage, enclosed rear garden, workshop and benefits from off road parking for multiple vehicles.

Whether you're a first-time buyer, investor, or someone ready for a renovation project, this property is full of potential.



**RK & son**  
**Lucas**  
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### Hallway

Front door with glass panel inserts, fitted carpet

### Living room

Fitted carpet, window to the front, gas fire with decorative surround

### Kitchen

Matching base and wall units, window to the rear, 2 x windows to the side, door to the rear leading to garden, door to garage, part carpet ( tiled floor underneath) and part vinyl flooring

### Bedroom 1

Fitted carpet, window to the front

### Bedroom 2

Wooden flooring, sliding doors to garden

### Bathroom

Tiled throughout, bath with overhead shower, hand basin, low flush toilet, window to rear

### Garage

### Outside

To the front of the property is a driveway offering parking for several vehicles.

To the rear is a fully enclosed garden with patio, shrubbery, greenhouse, store shed and workshop.

### Additional information

Tenure: Freehold

Services: All mains connected

Council Tax: Band D

Local Authority: Pembrokeshire County Council

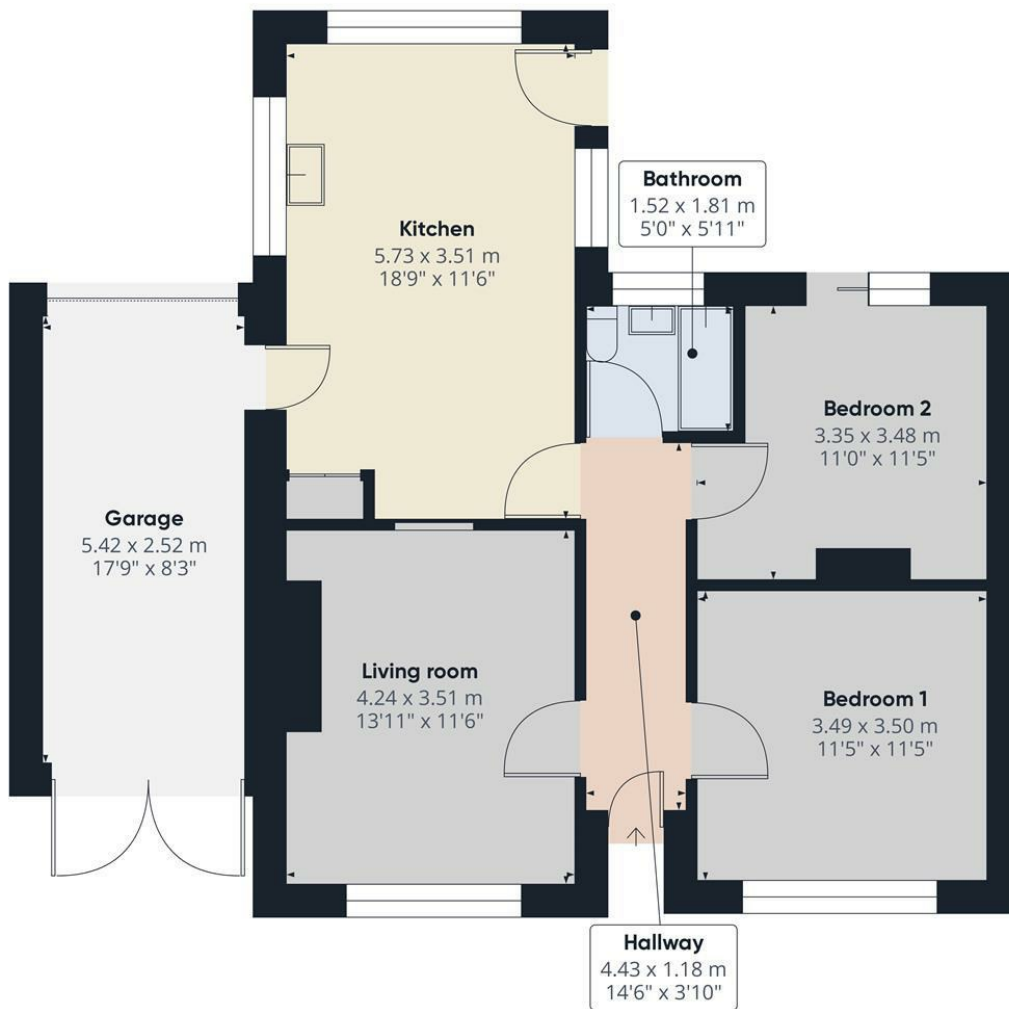
Mobile Coverage: Varied depending on provider

Broadband Speed: Ultrafast available

BUYERS SHOULD MAKE THEIR OWN ENQUIRES WITH OFCOM REGARDING MOBILE & BROADBAND COVERAGE

Viewing: By appointment with R K Lucas & Son





Approximate total area<sup>®</sup>  
79.09 m<sup>2</sup>  
851.31 ft<sup>2</sup>

(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.

GIRAFFE360

From our Haverfordwest office continue up High Street, onto Dew Street and keep right at the lights, turning onto Albert Street and down Barn Street. Straight-over the first mini-roundabout and again at the next roundabout. Take the second exit from the Morrisons roundabout towards Withybush. Take the second exit onto Fishguard Road and Belmont will be found on your right hand side set back from the road.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	44	81
<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.