



Offers In The Region Of £97,000



This improvable semi detached house will appeal to those looking for the first home to put their own touch to or the investment purchaser. There is a detached garage to the rear as well as recreation area including an expanse of grass and play park, making this a great location for families.

The property is set back from the road with a further garden to the rear. The accommodation includes a lounge, kitchen/diner, 3 bedrooms and a bathroom.



**RK & son
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Hallway

Double radiator, stairs with under-stairs cupboard accessed from dining area.

Lounge

4.60m x 3.80m (15'1" x 12'6")

Large window to the rear, radiator, fireplace to chimney breast.

Kitchen

5.70m x 2.40m (18'8" x 7'10")

Spacious kitchen/diner area with some base units and external door to side.

Landing

Bathroom

Comprising bath with shower over, hand basin and low flush lavatory.

Bedroom 1

3.60m x 2.40m (11'10" x 7'10")

Rear facing double bedroom with built in storage.

Bedroom 2

2.00m x 3.90m (6'7" x 12'10")

Further rear facing double bedroom, also with built in storage.

Bedroom 3

2.30m x 2.30m (7'7" x 7'7")

Front facing bedroom.

Outside

Area to the front which could be garden or sitting space.

To the rear is a good size garden with detached garage to the far rear.

Additional information

All mains services connected

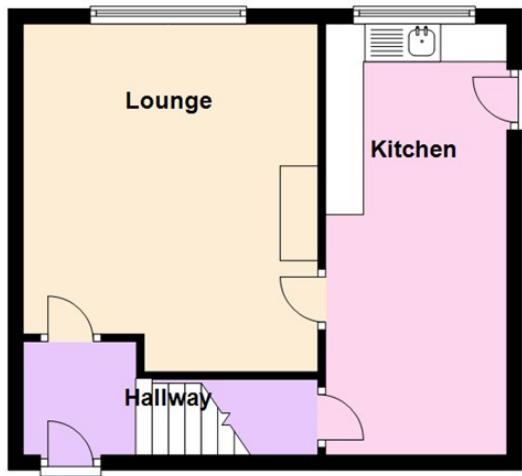
Council Tax band: B

Pembrokeshire County Council

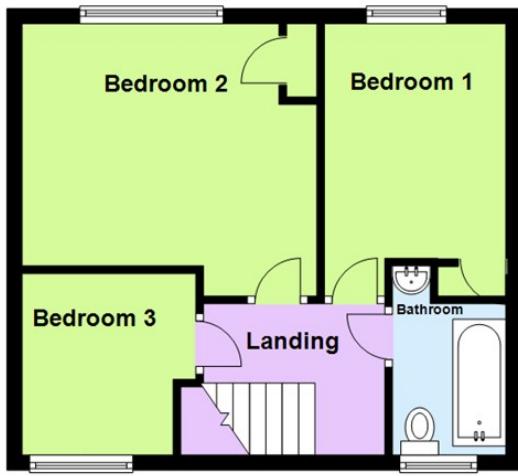
Viewing: by appointment with R K Lucas & Son



Ground Floor



First Floor

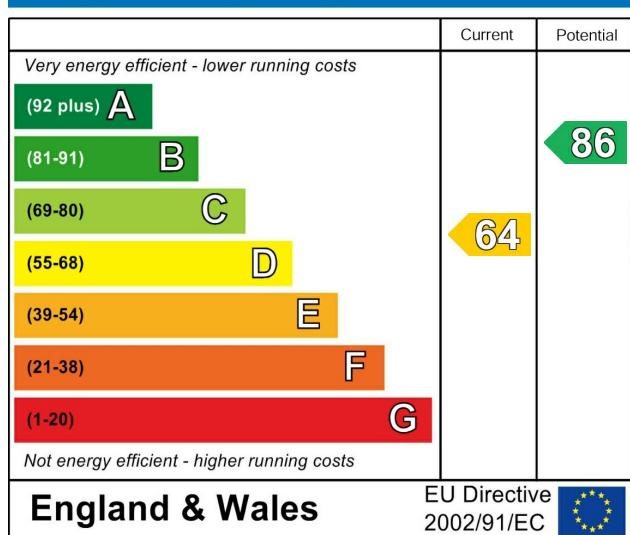


Total area: approx. 75.5 sq. metres (812.1 sq. feet)

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

Head west on Charles street from our office, towards Priory Street. Turn left at the 2nd cross street onto Dartmouth Street. Turn right onto Victoria Road. At the roundabout, take the 1st exit onto Victoria Road. Continue onto St Lawrence Hill. Turn left onto Glebelands. Glebelands is one way system, the property is found just to the right from the junction onto the ring road but you cannot turn right here.

Energy Efficiency Rating



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.