



Offers In The Region Of £58,000



We are delighted to offer this 2-bedroom top floor flat located in Dorchester Court, Haverfordwest. This property offers an ideal opportunity for first-time buyers, small families, or investors.

This accommodation briefly comprises hallway, living room, kitchen, 2 bedrooms and bathroom. The property benefits from uPVC double glazing and gas fired central heating.

The County town of Haverfordwest offers a range of amenities including supermarkets, retail-parks, primary and secondary schools and sports clubs, in addition to being in a convenient location.

With no onward chain, don't miss out on this opportunity!



**RK & son
Kucas**
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RICS





Hallway

Fitted carpet, wood effect composite door.

Living room

Fitted carpet, double glazed uPVC window to the rear, door to balcony.

Kitchen

Matching base and wall units, electric oven and hob, vinyl flooring, double glazed uPVC window to the rear, door to balcony.

Bedroom1

Fitted carpet, double glazed uPVC window to the front, wardrobe.

Bedroom 2

Fitted carpet, double glazed uPVC window to the front, wardrobe.

Bathroom

Bath with overhead shower, hand basin with vanity unit, close coupled toilet, vinyl flooring, part tiled walls, double glazed uPVC frosted window to the rear.

Balcony

Additional information

Tenure: Leasehold (125 year lease from 1988) Service charge £920 PA Ground rent £150 PA

Services: All mains connected

Local Authority: Pembrokeshire County Council

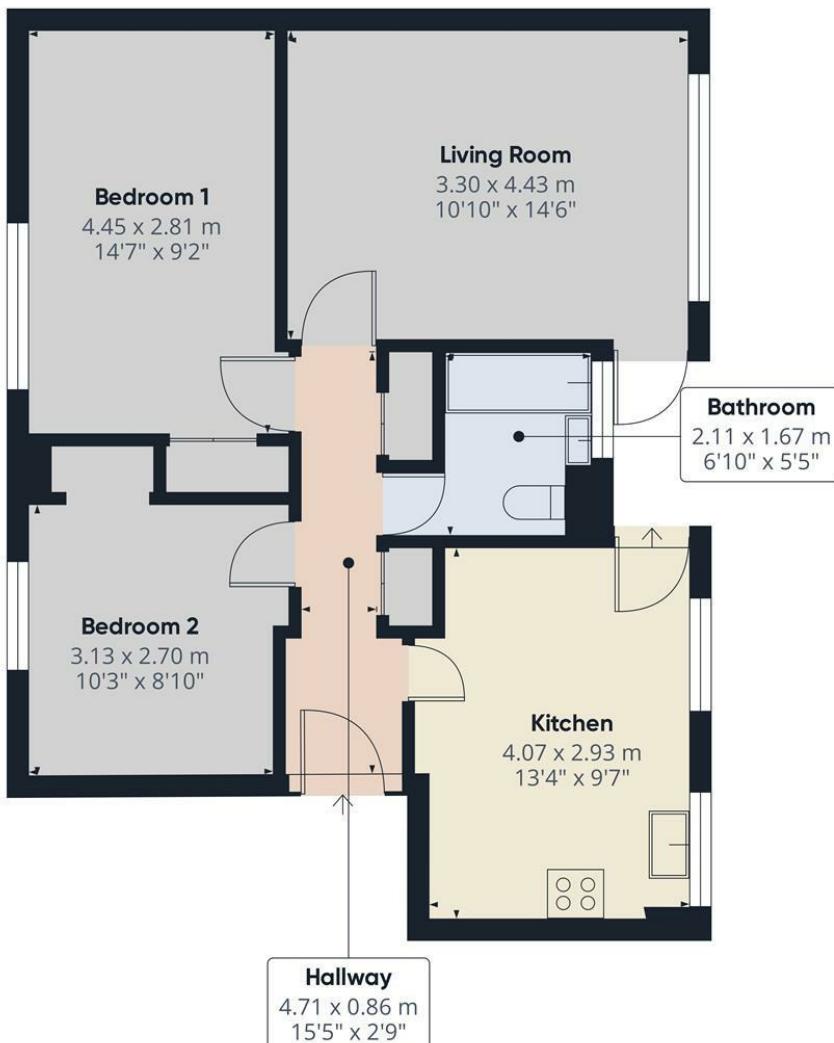
Council Tax Band: A

Viewing: By appointment with R K Lucas & Son

Broadband: Ultrafast broadband available
Mobile coverage: Likely/limited depending on provider

For an indication of speeds, supply and coverage we recommend buyers making their own enquiries or using the Ofcom checker





Approximate total area⁽¹⁾
60.21 m²
648.1 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

