



Offers In The Region Of £145,000



Introducing this delightful 2-bedroom terrace house on Dew Street, Haverfordwest. The property offers a perfect blend of charm, character, and convenience. Stepping inside, you'll find a welcoming living room, dining room, kitchen, two generously proportioned bedrooms, bathroom and enclosed rear garden.

Located in the heart of Haverfordwest, this property is just moments away from local amenities, schools, and transport links, making it ideal for those wanting to be close to all that the area has to offer. With its character-filled features, this property represents a wonderful opportunity for first-time buyers, investors, or those looking to downsize without compromising on location or comfort. Early viewing is highly recommended!



**RK & son
Kucas**
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01437 762538 01646 695713



RICS





Living room

Stone flooring, 2 x double glazed uPVC windows to the front, fitted blinds, decorative fire surround

Dining room

Stone flooring, double glazed uPVC doors to garden, stairs

Kitchen

Stone flooring, matching base and wall units with integrated gas hob and oven, 1.5 drainer sink, 2 x double glazed uPVC windows to the side and 1 x double glazed uPVC to the rear

Landing

Fitted carpet, double glazed uPVC window to the side

Bathroom

Vinyl flooring, bath with overhead mixer tap, shower, low flush toilet, hand basin, double glazed uPVC window to the side, storage

Bedroom 1

Fitted carpet, double glazed uPVC window to the front, fitted blinds, high ceilings with beam feature

Bedroom 2

Fitted carpet, double glazed uPVC window to the front, fitted blinds, high ceilings with beam feature

Outside

Enclosed rear patio garden

Additional information

Tenure: Freehold

Services: All mains services connected.

Local Authority: Pembrokeshire County Council

Council Tax: Band C

Viewing: By appointment with R K Lucas & son

No onward chain

Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





Approximate total area⁽¹⁾

79.67 m²

857.56 ft²

Reduced headroom

3.74 m²

40.25 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

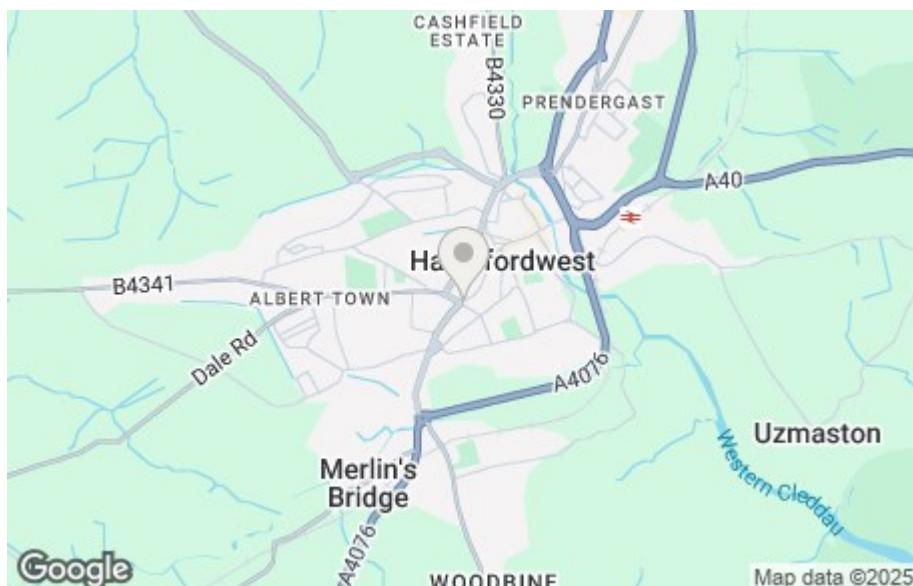
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

From our Haverfordwest Office take High Street onto Dew Street. N.81 can be found on your right hand side just before the post office.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.