

1 Nelson Villas, Haverfordwest, SA61 1ET



Offers In The Region Of £165,000



R K Lucas & Son are delighted to offer this semi-detached home, situated in a central location within the County Town of Haverfordwest. The property briefly comprises 2 double bedrooms, 2 reception rooms, kitchen, bathroom, separate WC and utility room, and benefits from 2 single garages and a fully enclosed garden.

The original property was one of the first to be built on Snowdrop Lane and is of a simple 2 up 2 down design, with the kitchen extension added at a later date.



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RICS





Hall

uPVC double glazed entrance door, wood effect flooring, wall mounted heating control

Living Room

3.80m x 3.60m (12'6" x 11'10")

Gas fire with decorative surround, fitted carpet, under-stairs storage, radiator, uPVC double glazed window to front, TV connection point

Reception Room

3.70m x 3.60m (12'2" x 11'10")

Fireplace with decorative surround, fitted carpet, uPVC double glazed window to front, radiator

Kitchen

2.80m x 2.00m (9'2" x 6'7")

Array of matching base and wall units with contrasting work surface, single drainer stainless steel sink with mixer tap, tiled splash back, skylight, uPVC double glazed window, radiator, wood effect flooring

Utility

Wood effect flooring, ideal space for fridge freezer, into rear porch area with plumbing and electric for appliances, timber rear entrance door

Bathroom

Panelled bath with mixer shower over, pedestal hand basin, vinyl flooring, frosted uPVC double glazed window, radiator, skylight, airing cupboard housing wall mounted gas fired 'ideal' boiler

WC

Close coupled lavatory, pedestal hand basin, vinyl flooring, tiled walls, frosted uPVC double glazed window, radiator

Landing

Large storage cupboard, fitted carpet, radiator, loft access

Bedroom 1

3.80m x 3.60m (12'6" x 11'10")

Double bedroom with fitted carpet, uPVC double glazed window, radiator

Bedroom 2

3.70m x 2.40m (12'2" x 7'10")

Double bedroom with fitted carpet, dual aspect uPVC double glazed windows, radiator

Outside

Large garden to the front of the property incorporating a variety of mature trees and shrubbery, with a path leading to two garages, one with side entrance. There are currently three ponds within the garden, but potential for these to be removed to create an open space if required.

General Notes

Services: All mains services connected with heating provided by an Ideal gas fired boiler

Tenure: Freehold

Local Authority: Pembrokeshire County Council

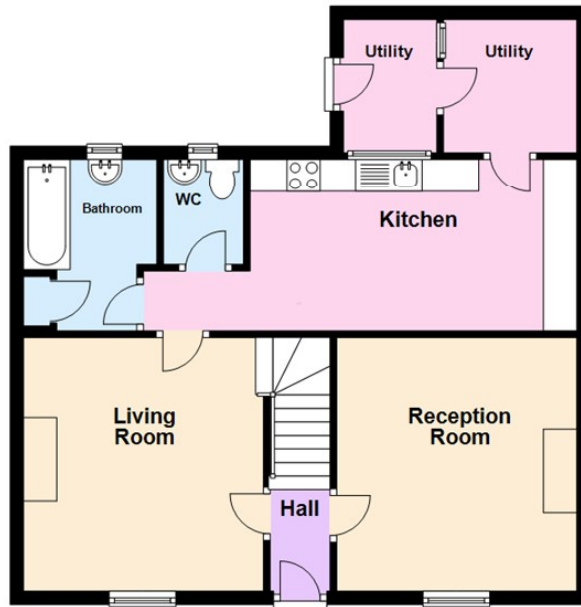
Tax Band: C

Viewing

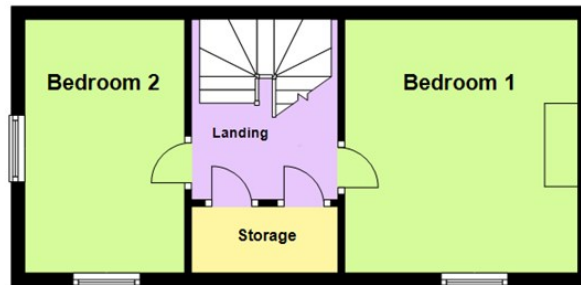
By appointment with R K Lucas & Son, subject to COVID-19 guidance.



Ground Floor



First Floor



Total area: approx. 93.0 sq. metres (1000.9 sq. feet)

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

From our Haverfordwest Office, continue up High Street and onto Dew Street then onto the Milford Road. At the roundabout, take the 4th exit onto Scarrowscant Lane. Turn right onto Snowdrop Lane and the property is halfway up on your righthand side.

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		
	56	77
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.