

17 Addison Road, Haverfordwest



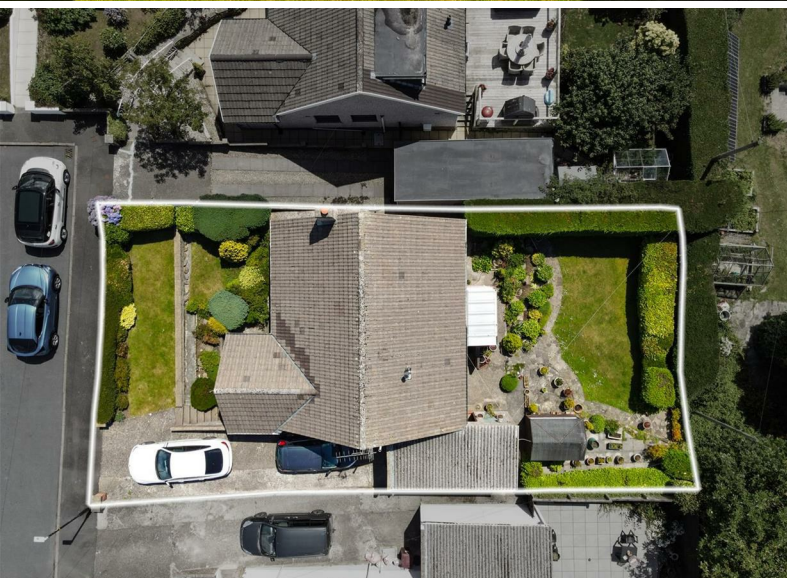
Offers In The Region Of £250,000



Set in the sought after, quiet residential area of Addison Road, this three bedroom detached bungalow combines a pleasant sunny aspect with convenient location. The accommodation briefly comprises two reception rooms, kitchen, utility room, three bedrooms, and family bathroom. Externally the property benefits from a garage, off-road parking, and enclosed rear garden.

The small cul-de-sac is located just off the popular residential area of the New Road and is within walking distance of the town centre where a selection of shopping facilities, banks, eateries and transport links are found.

Viewing is highly recommended to appreciate the potential of this property.



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Hallway

uPVC double glazed entrance door, fitted carpet, 2 x storage cupboards, loft access

Living Room

Fireplace with decorative surround, fitted carpet, large uPVC double glazed window to front, sliding doors to...

Dining Room

uPVC double glazed window to rear, fitted carpet

Kitchen

Matching base and wall units with complementary work surface, electric double oven with gas hob, single drainer sink, tiled splash back, fitted carpet, uPVC double glazed window & glass panelled timber door to rear

Utility

uPVC double glazed units throughout, fitted carpet,

base units, plumbing for appliances, rear entrance door

Bedroom 1

Front facing double bedroom with fitted wardrobes, fitted carpet, uPVC double glazed window

Bedroom 2

Rear facing double bedroom with fitted carpet, uPVC double glazed window

Bedroom 3

Fitted carpet, uPVC double glazed window to side

Bathroom

Panelled bath, close coupled lavatory, pedestal hand basin, part tiled walls, fitted carpet, frosted uPVC double glazed window to side

Garage

Single garage with horizontal roller door, pedestrian door and window to rear

Outside

To the front of the property is a well maintained lawn with mature hedging and shrubbery to the borders. Steps lead down to the front door. A concrete driveway to one side provides off-road parking for at least 2 vehicles. To the rear is a fully enclosed garden with lawn and patio areas and a timber store shed.

General Notes

Services: All mains services connected.

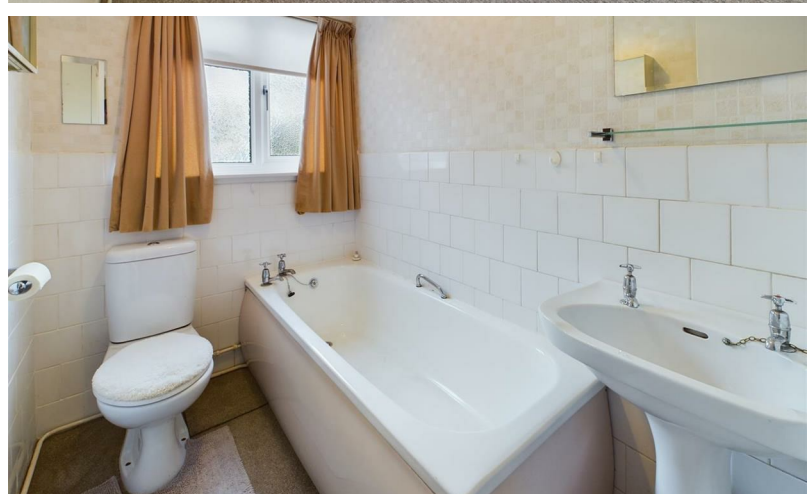
Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: E

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





See even more photos on our website
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Approximate total area¹⁹
75.1 m²
808.37 ft²

(1) Excluding balconies and terraces

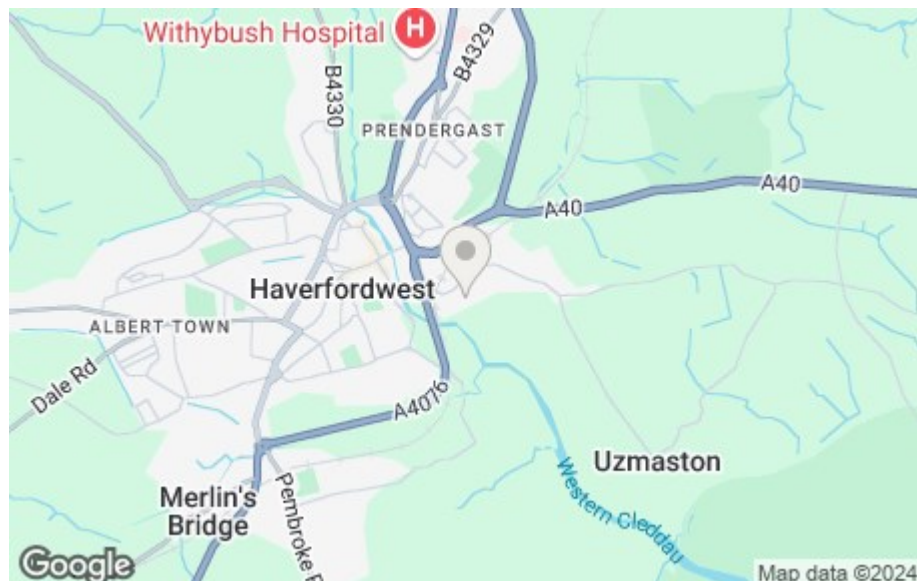
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Travelling West on the A40: At Salutation Square roundabout take the first exit onto New Road. After approx. 500 yards turn right into Dunsany Park then right again onto Addison Road. No. 17 can be found at the end of this road, identifiable by our 'For Sale' board.

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.