

63 Haven Drive, Hakin, SA73 3HW



Offers In Excess Of £100,000



R K Lucas & Son are delighted to bring to the market this 3 bedroom semi-detached family home.

The property is of non-standard Wimpey No-Fines construction and briefly comprises hall, lounge, dining room, kitchen/utility, landing, bathroom, 3 bedrooms and large enclosed garden. The property benefits from uPVC double glazing and gas central heating.

Ideal for the first-time buyer, investor or family the property is convenient to local amenities including a large successful primary school.



Serving the whole of Pembrokeshire from our offices in Haverfordwest and Milford Haven.

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Hall
uPVC front door with glazed insert, carpeted floor, stairs to first floor.

Living Room
3.08m x 2.75m (10'1" x 9'0")
uPVC window to front, radiator, carpeted floor.

Dining Room
3.82m x 3.89m (12'6" x 12'9")
uPVC window to rear, double radiator, laminate floor, door to

Kitchen/Utility
5.80m x 2.00m (19'0" x 6'7")
uPVC double glazed window to side, door to side, range of base and wall units, single drainer sink unit, appliance space, gas hob, cooker.

Landing
Storage cupboard.

Bedroom 1
2.69m x 3.74m (8'10" x 12'3")
uPVC double glazed window to front, radiator, carpeted flooring.

Bedroom 2
2.44m x 3.23m (8'0" x 10'7")
uPVC double glazed window to rear, radiator, carpeted flooring.

Bedroom 3
2.35m x 2.61m (7'9" x 8'7")
uPVC double glazed window to rear, radiator, carpeted flooring.

Bathroom
uPVC double glazed window to front, bath, pedestal sink unit, WC.

Exterior
To the rear of the property is a large lawned enclosed garden with garden store shed.

Additional information
Tenure: Freehold
Local Authority: Pembrokeshire County Council
Council Tax Band: B
Viewing: By appointment with R K Lucas & Son



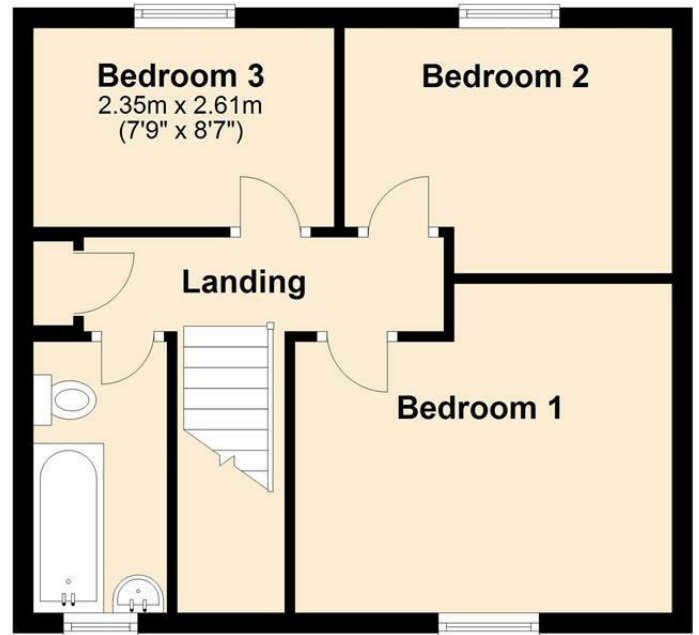
Ground Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 73.7 sq. metres (793.2 sq. feet)

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

From our office proceed down Charles Street, turn left into Dartmouth Street then right into Hamilton Terrace. Follow the road and take the first left at the roundabout. Proceed up the St Lawrence Hill and down the other side, passing Hubberston Green on your left hand side. Take the second left into Gelliswick Road, then the 1st right and right again into Haven Drive. Continue for a short while and the property can be found on your right-hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(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.