

St. Martins Park, Haverfordwest



Offers In The Region Of £179,950



R K Lucas & Son are pleased to offer this well presented semi-detached home situated in the popular residential area of St Martins Park, Haverfordwest. The property briefly comprises 3 bedrooms, living room, kitchen/dining room and family bathroom, and benefits from a garage, off-road parking and south facing rear garden.

St Martins Park is popular because of its walking distance to town yet enjoying a quiet, suburban atmosphere. There is much to appreciate but the highlight for us is the kitchen/dining room which is well lit and opens out to the garden.



**R K & son
Lucas**
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RICS





Porch

uPVC entrance door, uPVC double glazed window to side, fitted carpet

Hallway

2.90m x 1.60m (9'6" x 5'3")

uPVC entrance door, fitted carpet, radiator, stairs to first floor with storage under

Living Room

3.70m x 4.00m (12'2" x 13'1")

Electric fire with decorative surround, fitted carpet, uPVC double glazed window to front, TV connection point, radiator

Kitchen/Dining Room

3.10m x 5.70m (10'2" x 18'8")

Comprising an array of matching base and wall units with complimentary work surface, 1.5 bowl single drainer stainless steel sink with mixer tap, integrated oven, gas hob and extractor, wall mounted gas fired Worcester boiler, plumbing for washing machine, pantry cupboard, 2 uPVC double glazed window, uPVC rear entrance door, fitted carpet

Landing

Fitted carpet, uPVC double glazed window to side, loft access

Bedroom 1

4.10m x 2.00m (13'5" x 6'7")

Front facing double bedroom with 2 x uPVC double glazed windows, fitted carpet, radiator

Bedroom 2

2.70m x 4.00m (8'10" x 13'1")

Rear facing double bedroom with uPVC double glazed window, fitted carpet, built-in wardrobes, radiator

Bedroom 3

3.30m x 2.20m (10'10" x 7'3")

2 x uPVC double glazed windows, fitted carpet, storage over stairs, radiator

Bathroom

1.90m x 1.70m (6'3" x 5'7")

Electric shower in cubicle, pedestal hand basin,

close coupled lavatory, vinyl flooring, radiator, frosted uPVC double glazed window to side

Garage

Single garage with up and over door, window to rear

Outside

To the front of the property is well maintained lawn with tarmacadum driveway to the side, providing parking for up to 4 vehicles. The south facing rear garden is a sun trap, predominantly laid with artificial grass and completely enclosed

General Notes

Services: We are advised that all mains services are connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

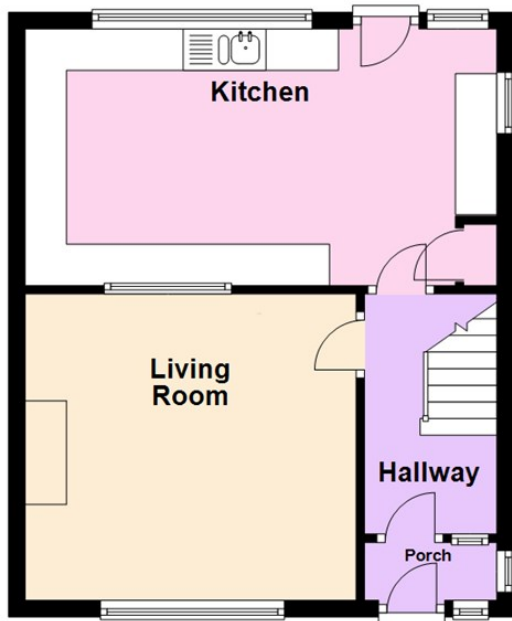
Tax Band: D

Viewing

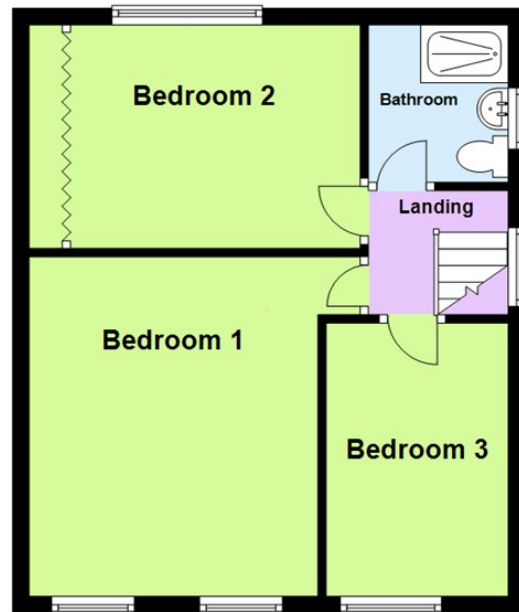
By appointment with R K Lucas & Son, subject to COVID-19 regulations



Ground Floor



First Floor



Total area: approx. 79.3 sq. metres (853.5 sq. feet)

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

From our Haverfordwest Office, take High Street, Dark Street, Mariners Square and Barn Street to the traffic lights adjacent to Lidl. Take the second left up Crow Hill. At the top of the hill, take a left into St Martins Park and No. 65 is a short way in on the left hand 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		
	61	82
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.