

50 Hawthorn Rise, Haverfordwest



## Offers In The Region Of £170,000

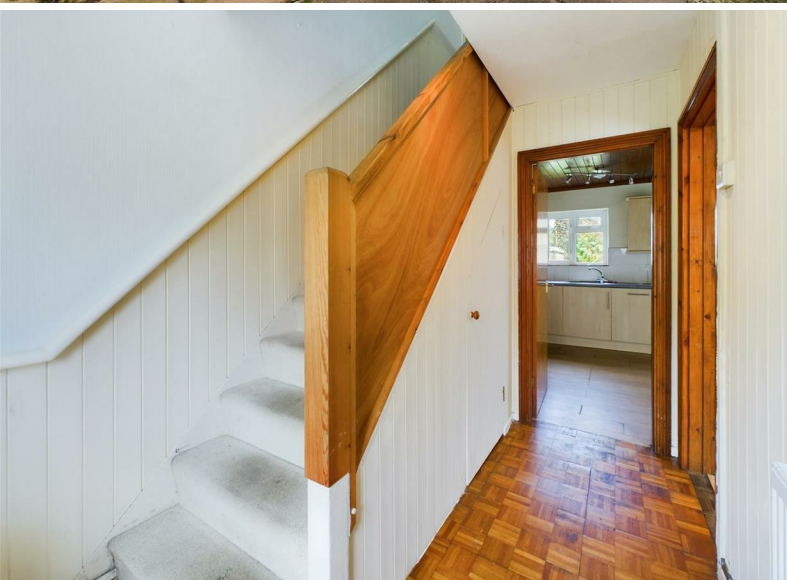


R K Lucas & Son are pleased to offer this 3 bedroom terraced property located within the County town of Haverfordwest .

Unlock the potential of this home, situated in Hawthorn Rise, Haverfordwest. With plenty of off-road parking and a solid structure, this property presents a fantastic opportunity for those looking to create their dream home through modernization.

Inside, you'll find a spacious layout with endless possibilities. While the property is in need of updates, it offers a blank canvas. The three bedrooms provide ample space for a growing family, and the living areas are perfect for redesigning to suit your lifestyle.

Located in a peaceful neighborhood, close to local schools, shops, and amenities, this home is perfectly positioned for convenience. The generous off-road parking is a rare bonus, adding both value and practicality.



**R K & son  
Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

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

[www.rklucas.co.uk](http://www.rklucas.co.uk)

01437 762538 01646 695713







**Hallway**  
Original flooring, stairs

**Living room**  
Timber flooring, log burner with timber mantle, double glazed uPVC window to the front

**Kitchen/ dining room**  
Timber flooring, matching base and wall units with integrated appliances, pantry, double glazed uPVC sliding doors to garden, double glazed uPVC window to the rear

**WC**  
Timber flooring, low flush toilet, frosted double glazed uPVC window to the rear

**Bathroom**  
Timber flooring, bath with overhead shower, hand basin, frosted double glazed uPVC window to the rear

**Bedroom 1**  
Fitted carpet, double glazed uPVC window to the rear

**Bedroom 2**  
Fitted carpet, double glazed uPVC window to the front

**Bedroom 3**  
Fitted carpet, double glazed uPVC window to the front

**Outside**  
To the front, a driveway provides off-road parking for several vehicles.

to the rear is an enclosed garden with store shed and side access. The garden is predominantly laid to lawn.

**Additional information**

Tenure: Freehold  
Services: All mains services.  
Local Authority: Pembrokeshire County Council  
Council Tax: Band C  
Broadband: Ultrafast available  
Mobile coverage: Varies depending on provider.  
Buyers advised to make own enquires with [www.Ofcom.co.uk](http://www.Ofcom.co.uk).

Viewing: By appointment with R K Lucas & Son on 01437 762538



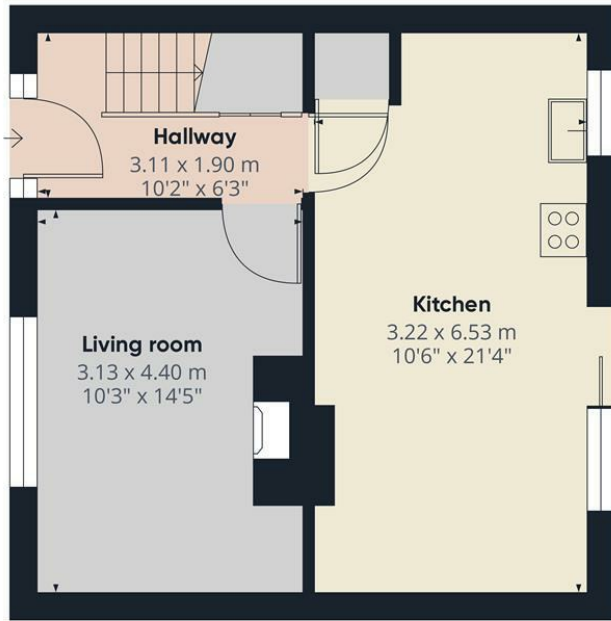




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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
77.85 m<sup>2</sup>  
837.97 ft<sup>2</sup>

(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.

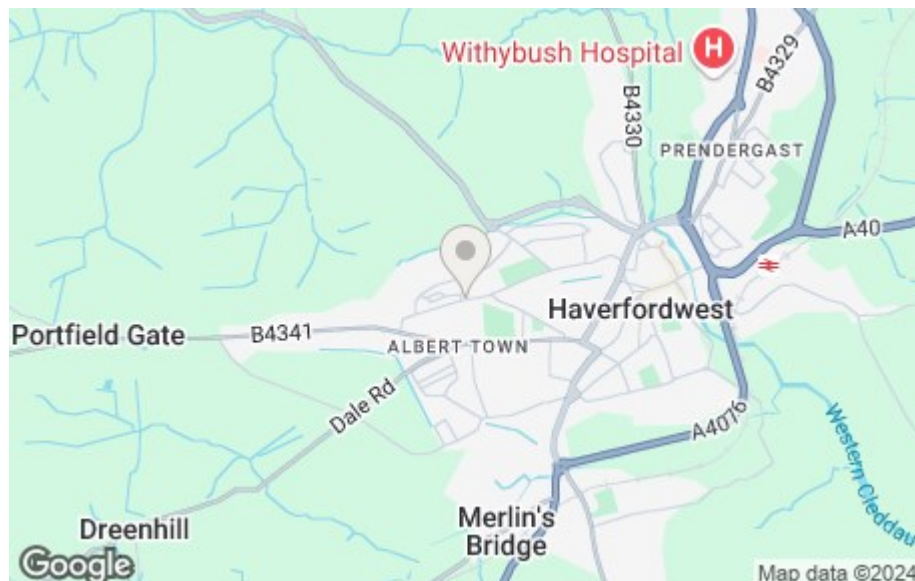
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

From our Haverfordwest office take High Street, Dark Street, Mariners Square, then right onto Barn Street. At the mini roundabout take the first exit onto City Road. At the top of City Road turn left onto Hawthorn Rise. No. 50 is a short way along on the right hand side.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.