

Offers In The Region Of £136,000



R K Lucas & Son are delighted to bring to the market Glasfryn; a terraced house located in a convenient area of Haverfordwest within walking distance of the town centre and local amenities.

The property briefly comprises a living room, kitchen/dining room, 3 bedrooms, and family bathroom, with an enclosed garden to the rear.

Early viewing is recommended for this ideal investment property.

PLEASE NOTE: This property is to be sold with tenants in situ.





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

www.rklucas.co.uk

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Entrance Vestibule

uPVC front door, frosted glass panelled timber door leading to...

Living Room

3.70m x 5.10m (12'2" x 16'9")

Double glazed uPVC window to front, radiator, stairs, laminate floor

Kitchen

3.80m x 5.10m (12'6" x 16'9")

Feature fireplace, radiator, double glazed uPVC window to rear, glass panelled timber door to courtyard, laminate floor

Bedroom 1

3.80m x 3.30m (12'6" x 10'10")

Glass panelled timber door to rear leading to raised garden, radiator, laminate flooring

Bedroom 2

3.70m x 3.00m (12'2" x 9'10")

Double glazed uPVC window to front, radiator, fitted carpet

Bedroom 3

2.70m x 1.70m (8'10" x 5'7")

Double glazed uPVC window to front, radiator, fitted carpet

Bathroom

Frosted double glazed uPVC window to rear, heated towel rail, pedestal hand basin, close coupled lavatory, bath with mixer tap and shower head, electric shower, timber flooring

Outside

Accessed from the first floor is a courtyard leading to a raised enclosed lawned area accessed.

General Notes

Tenure: Freehold with tenant in situ Services: All mains services connected Local Authority: Pembrokeshire County Council

Council Tax: Band B

Viewing: By appointment with R K Lucas & Son Broadband: Super fast broadband available Mobile coverage: Available from a range of

providers

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

Income and rental information

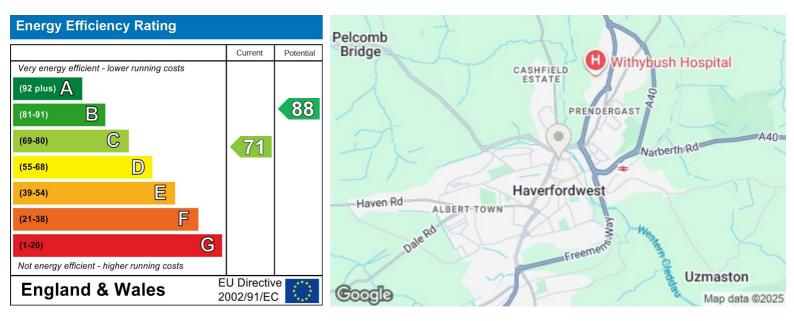
The property is currently let under an occupational contract in line with the Renting Homes (Wales) Act 2016. The current rental income is £620 pcm equating to £7,440 per annum.







From our Haverfordwest office continue onto High Street, turn right onto Dark Street and continue onto Mariners Square. Turn right onto Barn Street then use the right hand lane to turn right onto Church Street. Follow the road road onto Queen's Square and then onto North Street. Follow the one way system onto Holloway then turn left onto Kiln Road. At the end of Kiln Road you will find yourself back on the North Street one way system and Glasfryn will be on your right hand side.



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.