

14 Glanafon Gardens, Haverfordwest, SA62 4BQ



**Offers In Excess Of £250,000**



A large 3 bedroom semi-detached family home with off-road parking and one of the largest gardens on the development. This home was built in 2012 and is very efficient with its insulated walls, double glazing and central heating. The respected welsh medium school of Caer Elen is within walking distance as is the new Haverfordwest High school.

The home provides comfortable space on a private estate that is perfect for families. In addition to the schools the picturesque Withybush Woods and Western Cleddau walks are practically on your doorstep, perfect before a refreshing drink in the Lost Coins eatery.



**RK & son  
Lucas**  
PEMBROKESHIRE'S PROPERTY  
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Covering the whole of Pembrokeshire from  
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**RICS**



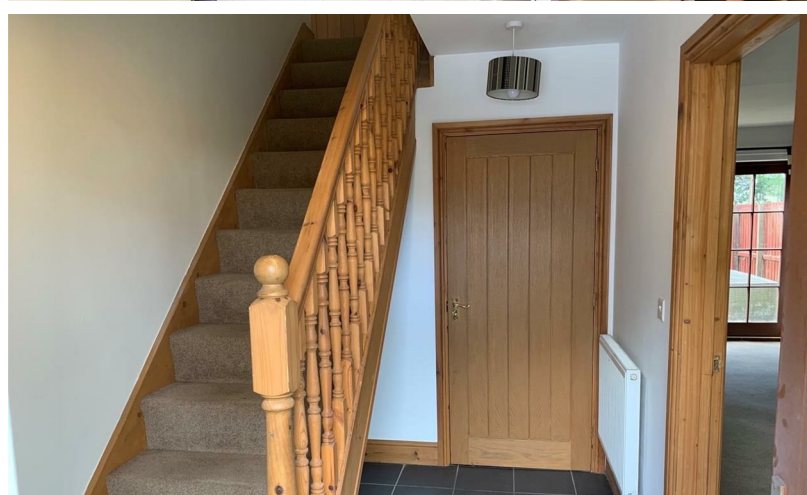
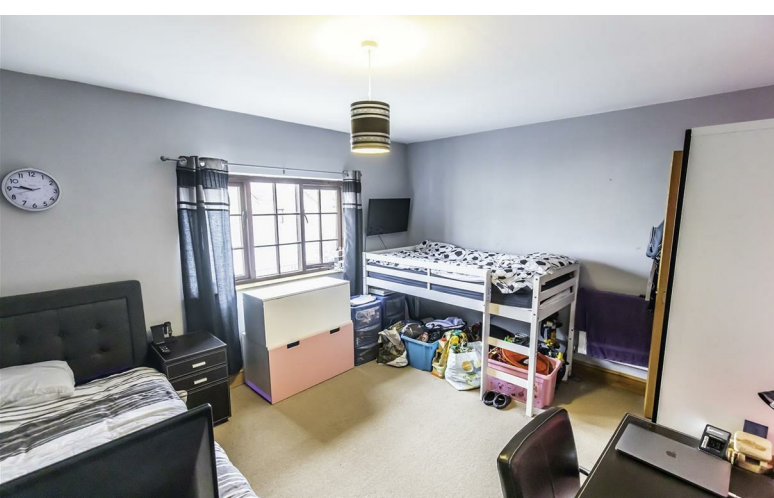




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|--|---|--|
| <p><b>Entrance Hall</b><br/>Understairs recess for storage, internal door to...</p>  | <p><b>Landing</b><br/>Large airing cupboard.</p>  | <p><b>Bedroom 3 11'6" x 8'10" (3.50m x 2.70m)</b><br/>Rear facing bedroom with fitted carpet and radiator.</p>   |
| <p><b>Separate WC</b><br/>Containing lavatory and hand basin, radiator.</p>  | <p><b>Bedroom 1 6'7" x 9'11" (2.00m x 3.02m)</b><br/>Front facing double bedroom with recessed wardrobe over stairs, fitted carpet, radiator. Internal door to...</p> | <p><b>Outside</b><br/>There is off-road parking for at least 2 cars to the front of the property, adjacent to a small lawn.</p>  |
| <p><b>Lounge 23'4" x 11'6" (7.10m x 3.50m)</b><br/>Large family lounge with window to front and double doors to rear garden. TV point, fitted carpet, radiator. Internal double doors to...</p>            | <p><b>En-suite</b><br/>Mixer shower behind screen, lavatory and hand basin. Towel radiator.</p>   | <p>To the rear is one of the largest gardens in the development, mainly of lawn with feather edged boundaries and storage shed.</p>  |
| <p><b>Kitchen 8'2" x 17'4" (2.50m x 5.29m)</b><br/>Featuring an array of base and wall units, fitted oven and hob. Integral dishwasher. Stable door to garden and internal door to...</p>                  | <p><b>Bedroom 2 11'6" x 13'8" (3.50m x 4.16m)</b><br/>Large, front facing double bedroom with fitted carpet and radiator.</p>   | <p><b>Additional Information</b><br/>All mains services connected<br/>Pembrokeshire County council<br/>Tax Band: D<br/>Viewing by appointment with R K Lucas &amp; Son</p> |
| <p><b>Garage 16'6" x 10'6" (5.02m x 3.19m)</b><br/>with long worksurface over base units. plumbing points for appliances, vent for tumble dryer. Central heating boiler. Double garage doors to front.</p> | <p><b>Bathroom</b><br/>Bath with shower and screen over, handbasin and lavatory.</p>  |  |



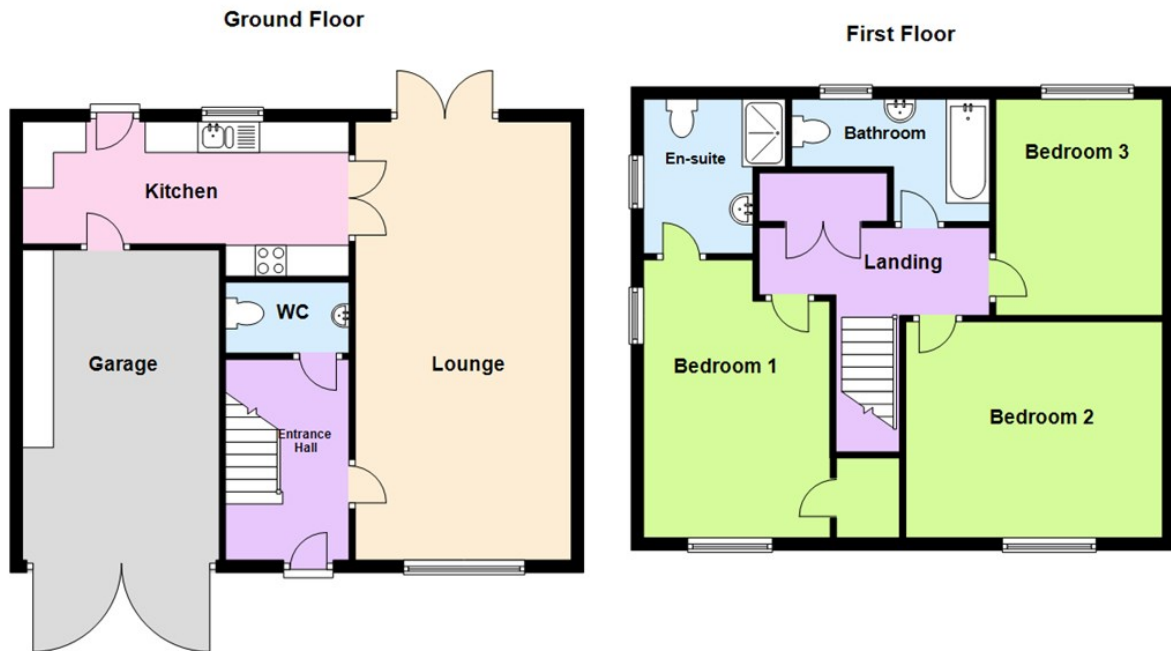




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Total area: approx. 124.9 sq. metres (1344.8 sq. feet)

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

From our Haverfordwest office continue up High Street, onto Dew Street and keep right at the lights, turning onto Albert Street and down Barn Street. Straight-over the first mini-roundabout and again at the next roundabout. Take the second exit from the Morrisons roundabout towards Withybush. Take the second exit onto Fishguard Road and continue past the hospital. Take a right before the 'Days' roundabout and follow the road road to the left. Take a left onto Glanafon Gardens and the property is round the corner on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<div>England &amp; Wales</div> <div>EU Directive 2002/91/EC </div>		



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.