

33 Nubian Avenue, Haverfordwest SA61 1HS



Offers In Excess Of £175,000



R K Lucas & Son are delighted to bring to the market this 3 bed end of terrace family home situated in a popular residential area within the town of Haverfordwest. This property is a great family home because of its safe location, large garden and close proximity to schools and shops. However, it also suits the investment purchaser and has been let successfully for several years.

The accommodation features separate lounge and dining room together with three bedrooms, kitchen, and bathroom. The generous garden to the rear is a great sun trap, with plentiful parking available opposite the property and a single garage to the rear.



**R K & son  
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**RICS**







### **Porch**

Glass panelled entrance door, uPVC double glazed window to rear

### **Hall**

1.81m x 3.90m (5'11" x 12'10")  
uPVC double glazed window to front, stairs leading to first floor landing with storage under

### **Living Room**

3.40m x 4.40m (11'2" x 14'5")  
uPVC double glazed window to rear, fitted carpet, fireplace with decorative surround

### **Dining Room**

2.60m x 3.40m (8'6" x 11'2")  
uPVC double glazed window to front, fitted carpet

### **Kitchen**

2.60m x 2.90m (8'6" x 9'6")  
Matching base and wall units with contrasting work surface, 1.5 bowl single drainer sink, integrated oven, hob and extractor, plumbing for appliances,

gas fired boiler, tile effect flooring, glass panelled rear entrance door, uPVC double glazed window to rear

### **Landing**

Airing cupboard with hot water tank, uPVC double glazed window to front, fitted carpet

### **Bedroom 1**

2.70m x 3.60m (8'10" x 11'10")  
Rear facing double bedroom with built-in wardrobe, fitted carpet, uPVC double glazed window to rear

### **Bedroom 2**

3.60m x 2.00m (11'10" x 6'7")  
Rear facing double bedroom with built-in wardrobe, fitted carpet, uPVC double glazed window to rear

### **Bedroom 3**

2.50m x 2.80m (8'2" x 9'2")  
Dual aspect uPVC double glazed windows, storage over stairs, fitted carpet

### **Bathroom**

Panelled bath with shower and screen, pedestal hand basin, close coupled lavatory, tiled walls, tile effect flooring, frosted uPVC double glazed window to front

### **Outside**

To the rear of the property is a fully enclosed south facing garden, predominately of lawn, with block store shed and rear access gate. A single garage belonging to No. 33 sits in a row of garages behind the properties.

### **General Notes**

Services: All mains services connected  
Tenure: Freehold with vacant possession  
Local Authority: Pembrokeshire County Council  
Tax Band: C

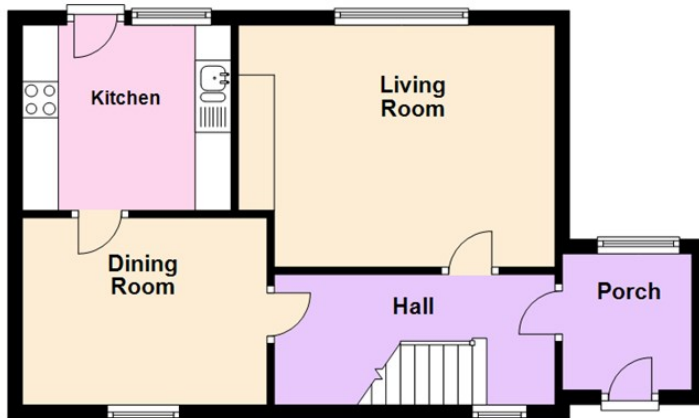
### **Viewing**

Strictly by appointment with R K Lucas & Son

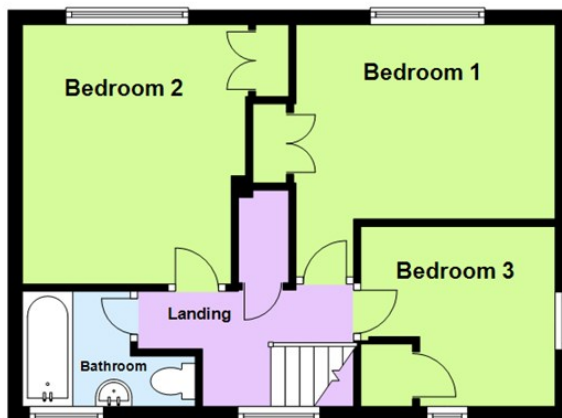




## Ground Floor



## First Floor

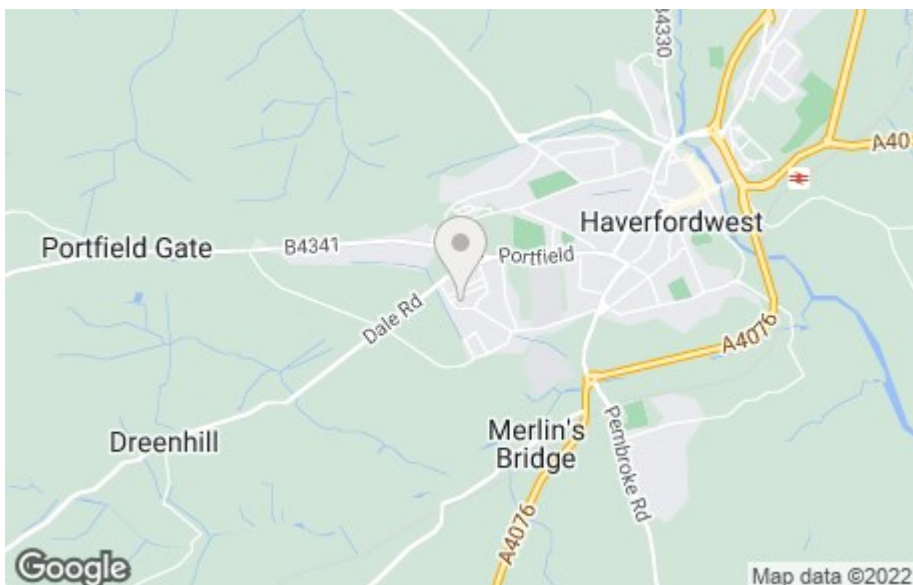


Total area: approx. 82.7 sq. metres (890.7 sq. feet)

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

From our office in Haverfordwest travel up High Street and onto Dew Street. Take the right-hand fork at the traffic lights onto Albert Street and then keep left, proceeding into Portfield. Continue, passing the mini-roundabout with Tesco on your left and proceed up through Portfield. Take a left at the fork adjacent to the Belle Vue onto the Dale Road, then take and second left into Furzy Park. Again take the second left onto Nubian Avenue and No. 33 is the first property on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</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>	<b>65</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.