



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 glaze 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

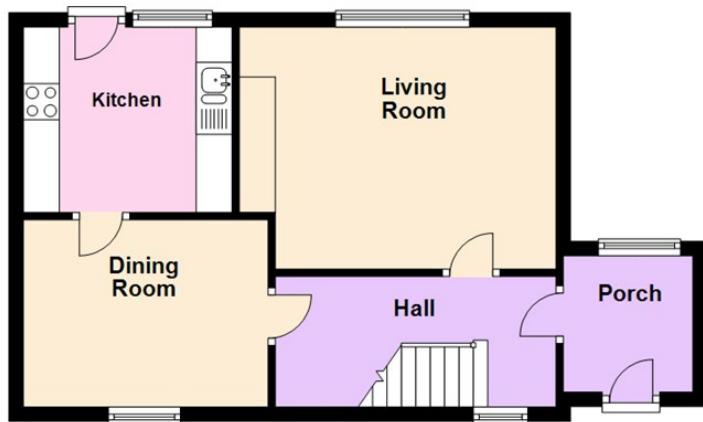
Services: All mains services connected
Tenure: Freehold with vacant possession
Local Authority: Pembrokeshire County Council
Tax Band: C

Viewing

Strictly by appointment with R K Lucas & Son



Ground Floor



First Floor

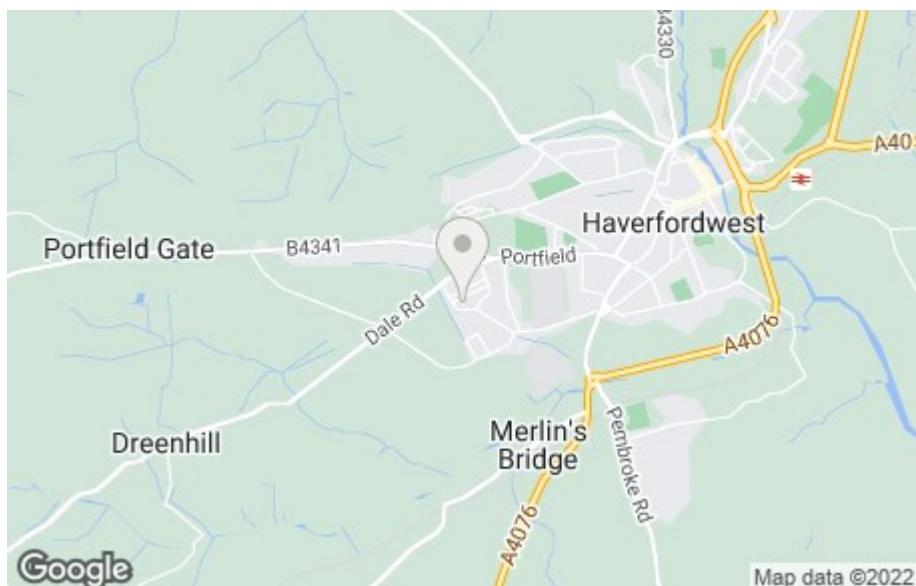
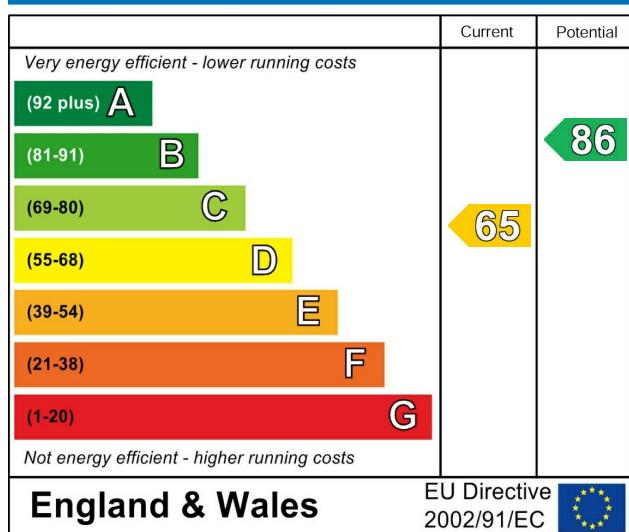


Total area: approx. 82.7 sq. metres (890.7 sq. feet)

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



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.