



## Offers In The Region Of £175,000



Located on the ever-popular Haven Road in Haverfordwest, this three-bedroom semi-detached property offers an exciting opportunity for first-time buyers or those looking to put their own stamp on a home.

The property is ready to move into, with the potential to modernise and update as you go. It benefits from two reception rooms, kitchen, shower room, 3 bedrooms, an enclosed rear garden, and is situated in an ideal location close to local amenities, schools, and transport links. Additionally the property benefits from a 3Kw PV solar panel system with feed-in tariff.

From its position, the property provides easy access to the stunning beaches of Broad Haven and Little Haven.

A solid home with huge potential, early viewing is highly recommended.

NO ONWARD CHAIN.



**RK & 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)

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**Entrance hall**

Fitted carpet, stairs to first floor, uPVC front door with glass panel inserts

**Lounge**

Double glazed uPVC window to the front, fitted carpet, gas fire with decorative surround, door to kitchen

**Sitting Room**

Double glazed uPVC window to the front, fireplace with electric log burner, fitted carpet

**Kitchen**

Double glazed uPVC window to the rear, cork tiled flooring, matching base and wall units, tiled splash back, single drainer sink

**Shower Room / WC**

2 x double glazed uPVC windows to the rear, walk in shower, low flush toilet, hand basin, wet room safety flooring, panelled walls

**Landing**

Access to all bedrooms, fitted carpet

**Bedroom 1**

Double glazed uPVC window to the front, fitted carpet, storage

**Bedroom 2**

Double glazed uPVC window to the front, fitted carpet, storage

**Bedroom 3**

Double glazed uPVC window to the rear, fitted carpet

**Outside**

To the rear, a patio area leads to a lawn, complete with gardeshed and bordered by mature shrubbery and established flower beds. Beyond the hedging, there are two additional lawned areas offering a great space for outdoor enjoyment or further landscaping. Parking nearby.

**Additional Information**

TENURE: Freehold  
 SERVICES: All mains connected  
 LOCAL AUTHORITY: Pembrokeshire  
 COUNCIL TAX: Band C

BROADBAND: Ultrafast available  
 MOBILE: Good coverage (depending on provider)  
 We advise prospective purchasers making their own enquiries, using the OFCOM Mobile and Broadband checker

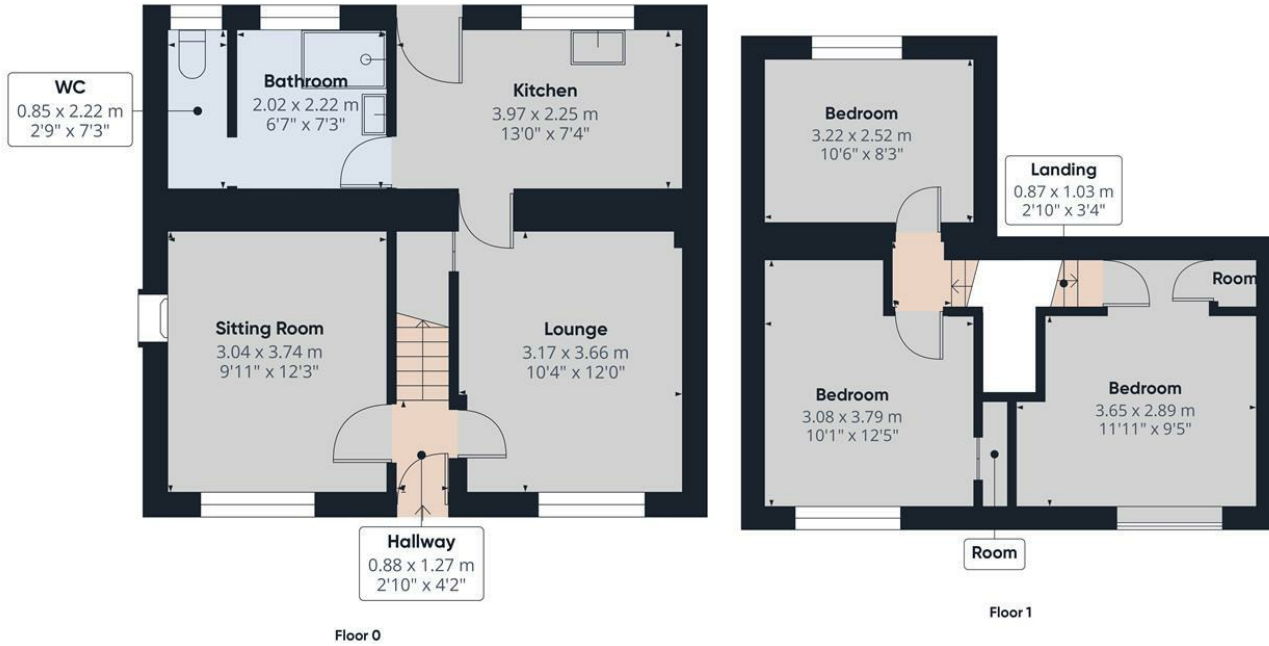
VIEWING: By appointment with R K Lucas & Son





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Approximate total area<sup>(1)</sup>  
74.9 m<sup>2</sup>  
806 ft<sup>2</sup>

(1) Excluding balconies and terraces

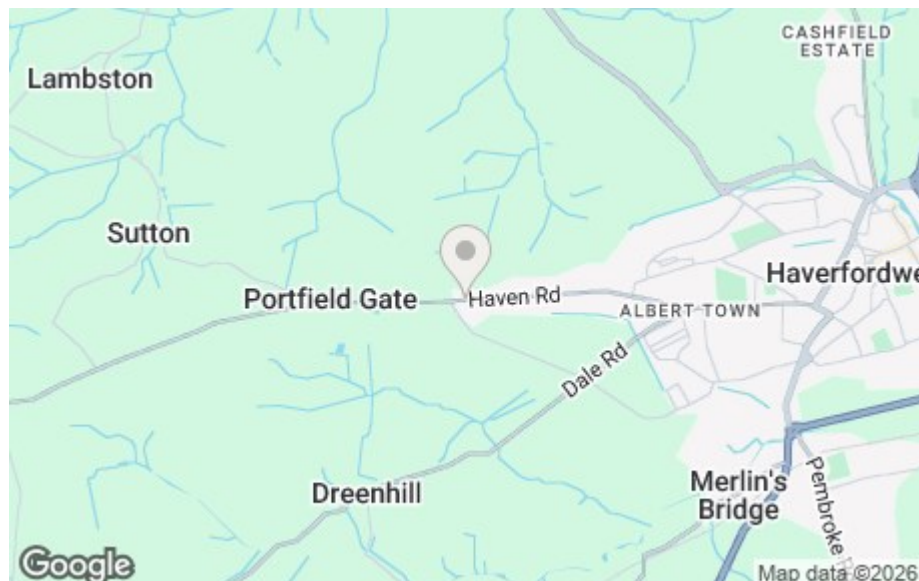
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

From our Haverfordwest office continue up High Street and onto Dew Street. At the traffic lights turn right onto Albert Street and continue onto Portfield. Continue onto Haven Road, follow this road for roughly two miles and N. 206 will be found on your right hand side.

### Energy Efficiency Rating

|   | Current                 | Potential   |
|---|-------------------------|-------------|
| Very energy efficient - lower running costs |                         | <b>100+</b> |
| (92 plus) <b>A</b>                          |                         |             |
| (81-91) <b>B</b>                            |                         |             |
| (69-80) <b>C</b>                            | <b>72</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 |                         |             |
| <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.