



**Offers In The Region Of £204,999**



R K Lucas & Son are pleased to offer this 3 bedroom semi-detached property located on just outside of the County town of Haverfordwest. The property benefits from a large rear garden, off road parking, and briefly comprises a lounge, kitchen/dining room, 3 bedrooms and family bathroom.

The town centre is within close proximity with good transport links. There is a private school and supermarket within walking distance. The property would make an ideal first time buy or growing family home.



**R & son  
Kucass**  
PEMBROKESHIRE'S PROPERTY  
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Covering the whole of Pembrokeshire from  
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#### **Living room**

uPVC double glazed window to front and window to side, storage cupboard, double radiator, stairs, door to front access. Open plan leading to the dining room.

#### **Dining room**

uPVC double glazed double doors leading to front access, fireplace, double radiator, door leading to kitchen.

#### **Kitchen**

#### **Utility room**

Single glazed internal window looking into kitchen, uPVC window to rear, WC, door leading to back access, carpeted.

#### **Landing**

#### **Bedroom 1**

uPVC double glaze window to front, double radiator, carpeted throughout.

#### **Bedroom 2**

uPVC window to rear with views, radiator, carpeted throughout.

#### **Bedroom 3**

uPVC double glazed window to front, radiator, carpeted throughout.

#### **Bathroom**

Frosted double glazed windows to side, electric shower, pedestal hand basin, close coupled toilet, tiled walls, vinyl flooring, single radiator.

#### **Outside**

Part lawn garden to front with graveled driveway. To the rear is a detached storage shed/ garage

and paved concrete area with a lawned garden beyond. Plants and shrubbery, views overlooking Plumstone Mountain.

#### **Additional information**

Services: We are advised central heating is provided by LPG fired boiler, mains electricity, water and drainage are connected to the property

Tenure: Freehold

Local Authority: Pembrokeshire County Council

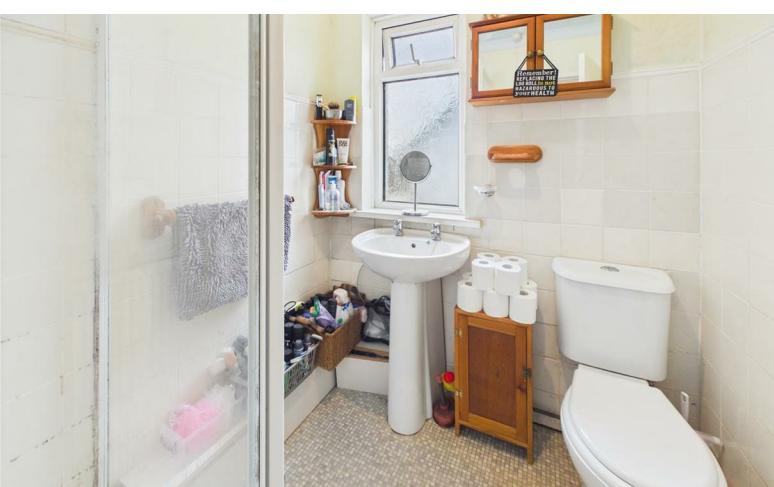
Council Tax Band: C

Broadband: Superfast broadband available

Mobile coverage: Available from a range of providers

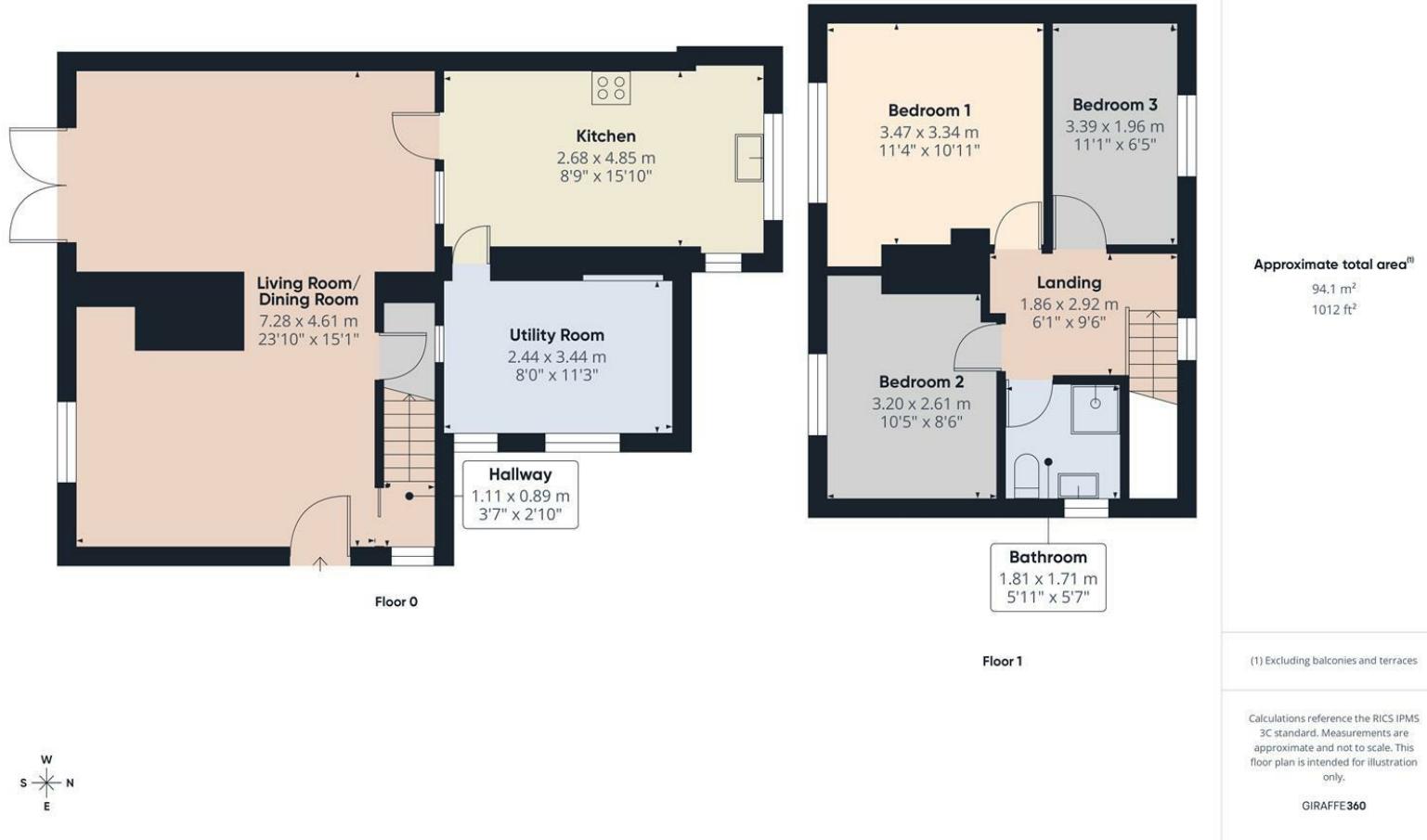
For an indication of speeds and supply of coverage interested parties should visit Ofcom checker.





See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)





From our Haverfordwest office take High Street, Dark Street, Mariners Square, Barn Street and then left at the mini-roundabout up City Road. Follow the road all the way down to the main St. David's roundabout taking the first exit on to the St. David's road. Take the first right and the property will be found on the left hand side.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

