

14 Tudor Gardens, Merlins Bridge



Offers In Excess Of £190,000



Welcome to this delightful three-bedroom detached home, perfectly situated in the sought-after Tudor Gardens area of Haverfordwest. This ideal family home offers a spacious and inviting layout, featuring a bright conservatory that seamlessly connects indoor and outdoor living.

Enjoy the benefits of an easy-to-maintain garden and off-road parking for added convenience. Located in a prime position, this home is within easy reach of local schools, shops, and amenities, making it the perfect choice for families or those looking for a well-connected, comfortable home.



**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

Covering the whole of Pembrokeshire from
offices in Haverfordwest and Milford Haven.

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Entrance

uPVC front door with glass panel insert, fitted carpet

Kitchen

Base and wall units, tiled splash back, double glazed uPVC window to the front, double glazed uPVC window to the side, uPVC door to the garden

Living room

Double glazed uPVC window to the front, double glazed uPVC window to the rear, uPVC patio doors to conservatory, fitted carpet

Conservatory

uPVC double glazed units throughout, French doors to garden, timber flooring

Bedroom 1

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

Bedroom 2

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

Bedroom 3

Double glazed uPVC window to the rear, fitted carpet

Bathroom

Bath with shower and screen, pedestal hand basin, low flush toilet, part tiled walls, Vinyl flooring, heated towel rail, frosted uPVC double glazed window to rear

Outside

To the front of the property a driveway provides off-road parking for at least 3 vehicles. To the rear is a fully enclosed garden predominantly of gravel and timber store shed.

Additional information

Tenure: Freehold

Services: All mains services connected.

Local Authority: Pembrokeshire County Council

Council Tax: Band D

Viewing: By appointment with R K Lucas & son

Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

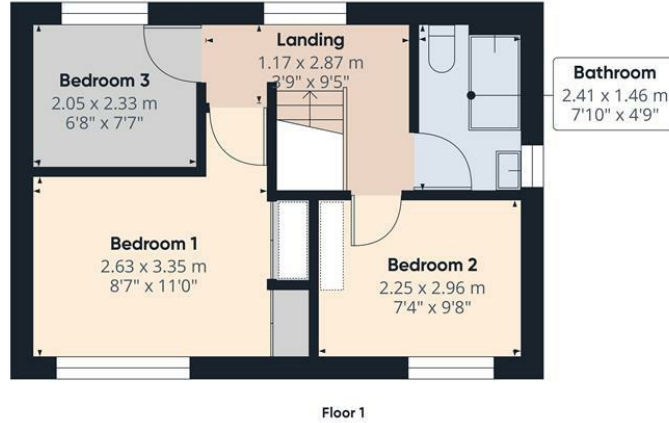
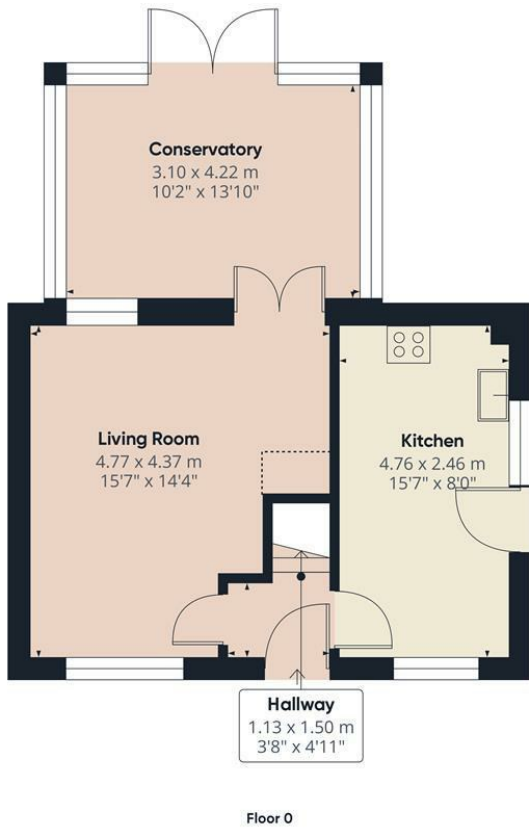
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





See even more photos on our website
www.rklucas.co.uk





Approximate total area⁽¹⁾
76.5 m²
823.43 ft²

Reduced headroom
0.56 m²
6 ft²

(1) Excluding balconies and terraces


Reduced headroom
..... Below 1.5 m/5 ft

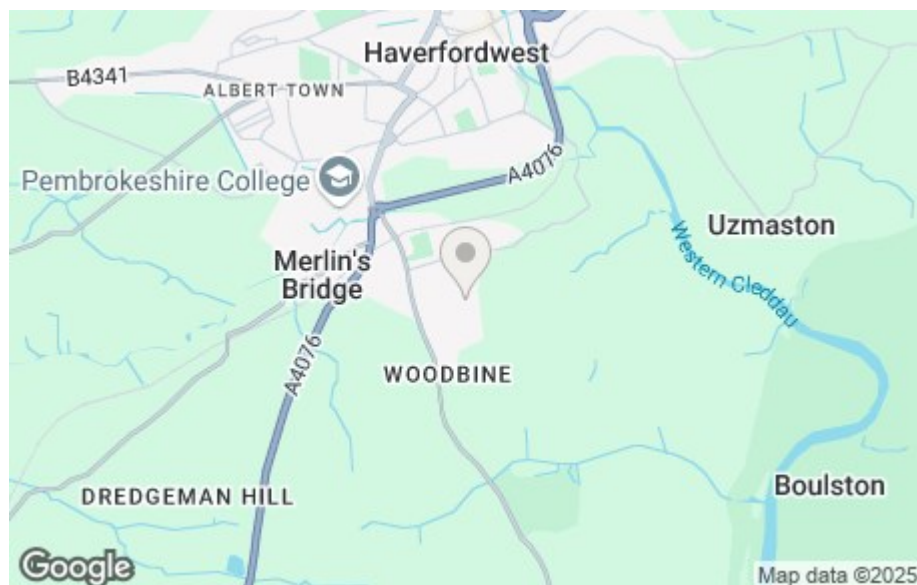
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.