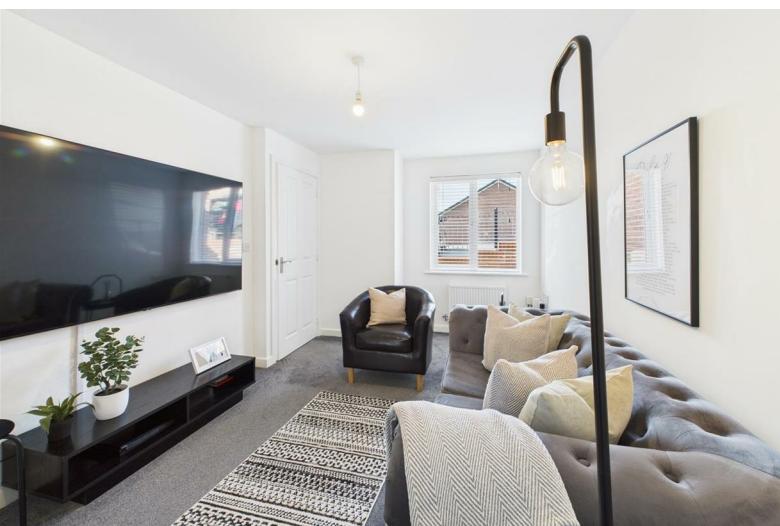




**Offers In The Region Of £174,950**



RK Lucas & Son are delighted to present to the market this charming two-bedroom end-terrace home, offering an excellent opportunity for first-time buyers and small families looking for a comfortable and well-located home.

The property benefits from a private driveway to the front, providing convenient off-road parking, and combines comfort with practicality throughout. Internally, the home features a welcoming living area, a well-proportioned kitchen, two generously sized bedrooms, and this property boasts a generous corner plot garden, offering exceptional outdoor space. Don't miss the chance to make this wonderful property your own.

Contact us today to arrange a viewing!



**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)

01437 762538 01646 695713



#### **Hallway**

Fitted carpet. uPVC door with glass panel inserts.

#### **WC**

Close coupled toilet, wall hung hand basin with tiles splash back, uPVC frosted window to front.

#### **Living room**

Fitted carpet, double glazed uPVC window to the front, storage cupboard.

#### **Kitchen**

Matching base and wall units with integrated appliances, single drainer sink, uPVC double glazed window and door to rear.

#### **Landing**

Fitted carpet.

#### **Bathroom**

Part tiled walls, bath with overhead shower, close coupled toilet, pedestal hand basin.

#### **Bedroom 1**

Fitted carpet, double glazed uPVC window to the rear.

#### **Bedroom 2**

Fitted carpet, double glazed uPVC windows to the front.

#### **Outside**

The property features a driveway at the front, offering convenient off-road parking, complemented by a landscaped shrubbed area and a pathway with steps leading down to the front entrance. To the rear, this end-terrace home enjoys the advantage of a generous corner plot garden, providing exceptional outdoor space for relaxation or entertaining.

#### **Additional information**

Tenure: Freehold

Services: Mains electricity water and drainage.

Local Authority: Pembrokeshire County Council

Council tax: Tax band C

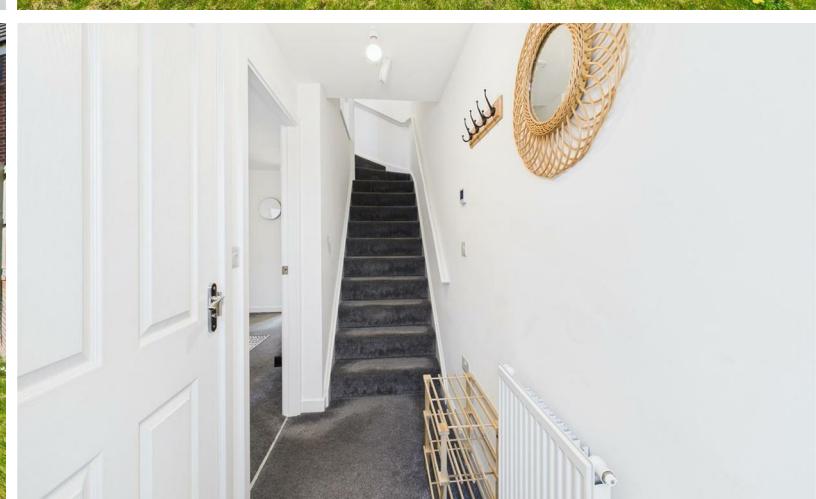
Viewing: By appointment with R K Lucas & son

Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

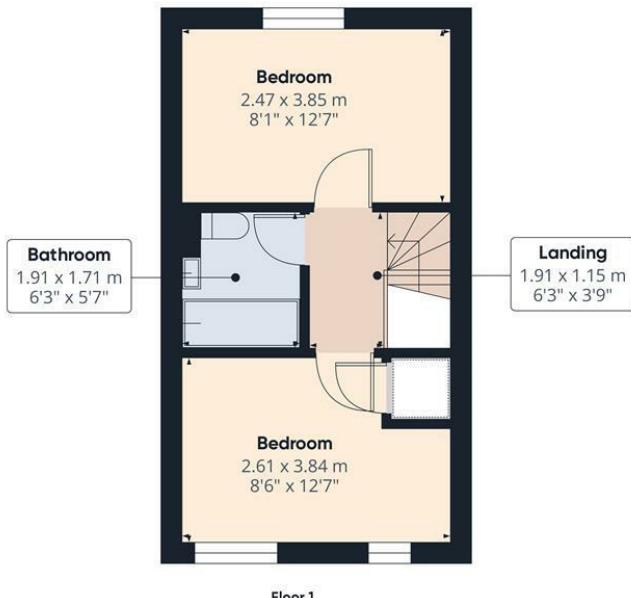
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





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





Approximate total area<sup>(1)</sup>  
52.29 m<sup>2</sup>  
562.85 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

From our Haverfordwest Office take High Street, Dew Street and Milford Road, then at the roundabout take the fourth exit. Follow this road until you reach a left turn for Scarrowscant Lane. Turn left, follow the road up until you reach a left turn on to Tasker Way. Turn left, following down until you reach a T-junction, turn left, the property will be situated on the left.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(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

