

47 Harrier Road, Haverfordwest SA61 2TT



PCM £650 PCM



R K Lucas & Son are pleased to offer To Let this spacious 2 bedroomed second floor apartment.

The County town of Haverfordwest offers a range of amenities including supermarkets, retail parks, primary and secondary schools and sports clubs, in addition to being in a convenient location.

The property comprises a spacious living room, hallway, kitchen, bathroom, balcony and two double bedrooms.

The property also benefits from uPVC double glazing and gas fired central heating.

Reposit and cash deposit options available.



**R K & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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

www.rklucas.co.uk

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Hallway

Boiler cupboard, store cupboard, radiator.

Kitchen/Breakfast Room

3.10m x 4.07m (10'2" x 13'4")

Window to rear, radiator, door to balcony. Range of fitted wall and base units with ample workspace, appliance space and electric cooker.

Table and 3 chairs.

Living Room

4.52m x 3.31m (14'10" x 10'10")

Window to rear, radiator, door to balcony.

Shower Room

Window to rear, radiator, quadrant shower cubicle, WC and wash hand basin.

Bedroom 1

2.76m x 4.39m (9'1" x 14'5")

Window to front, radiator, built-in double wardrobe.

Bedroom 2

2.77m x 3.13m (9'1" x 10'3")

Window to front, radiator, built-in double wardrobe.

Communal Areas & Outside Storage

Access via a communal staircase.

Externally is a store shed for bins etc.

Additional Information

Council Tax: Band A

Local Authority: Pembrokeshire County Council

Services: Mains gas, electricity, water and drainage.

EPC Rating: C

Broadband: Ofcom checker reports that Ultrafast broadband is available

Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage, for broadband and mobile, we recommend buyers making their own enquiries at Ofcom <https://checker.ofcom.org.uk/>

Viewings

Viewing: By appointment with R K Lucas & Son

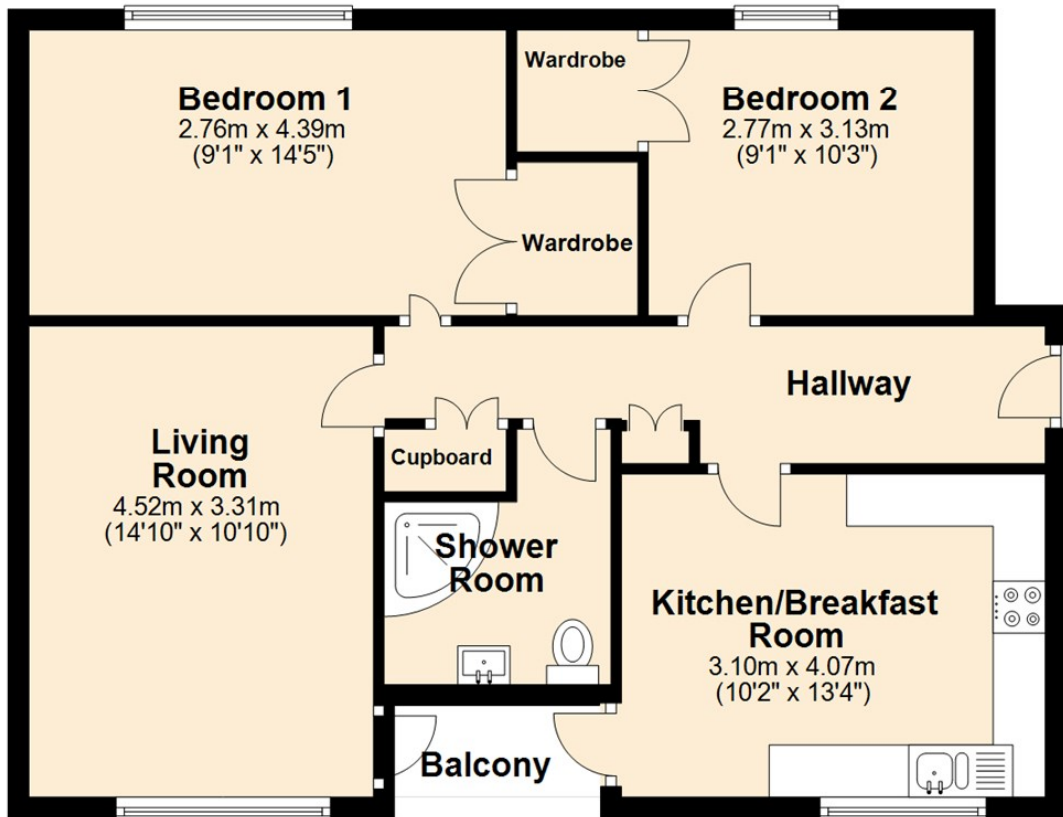
Fees

For a full list of Contract Holder (tenant) fees, visit [www.rklucas.co.uk/pdf/Contract-Holder-\(Tenant\)-Fees.pdf](http://www.rklucas.co.uk/pdf/Contract-Holder-(Tenant)-Fees.pdf)



Ground Floor

Approx. 67.0 sq. metres (721.2 sq. feet)



Total area: approx. 67.0 sq. metres (721.2 sq. feet)

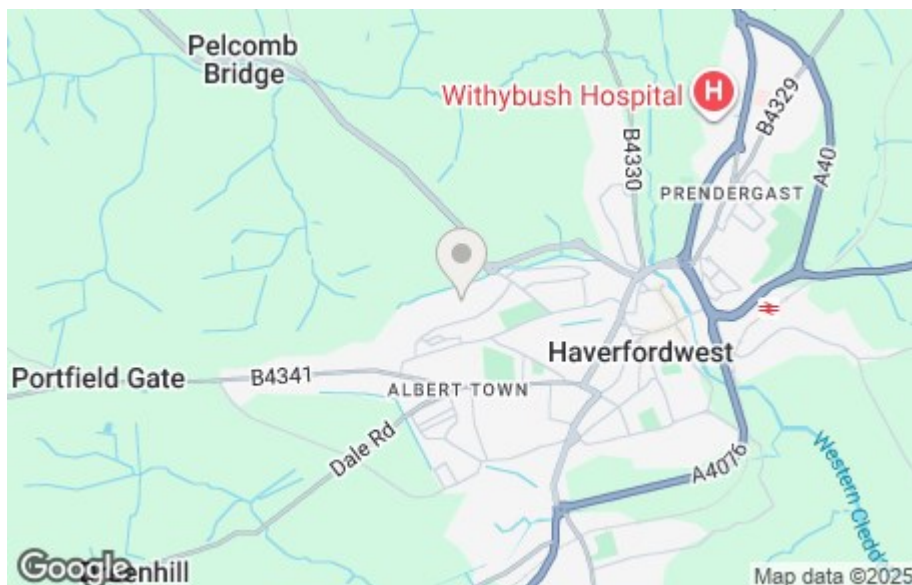
For illustration purposes, do not scale.
Plan produced using PlanUp.

47 Harrier Road

Leave Haverfordwest via Thomas Parry Way towards St Davids. At the roundabout take the first exit onto St Davids Road then take the first right onto Trafalgar Road. Harrier Road is the third turning on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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.