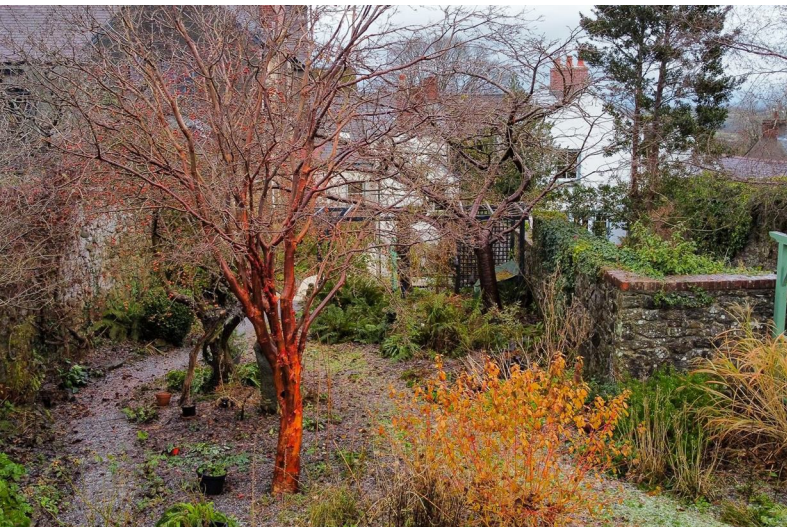


Clive House, 9 Goat Street, Haverfordwest



Asking Price £375,000



R K Lucas & Son are delighted to offer to the market this Grade II listed mid terraced Georgian town house, originally constructed in 1790, and significantly renovated in recent years whilst retaining many original and improved features to offer a comfortable home of immense character. The property briefly comprises 4 double bedrooms, 2 reception rooms, kitchen/diner, utility, family bathroom, and en-suite shower room. A particular highlight is the fully enclosed, tiered rear garden which incorporates an array of mature plants and shrubbery, summer house, and green house with potting shed.

Goat Street itself forms part of historic Haverfordwest as it is set in the main Castle ward to the west of the Castle just a few hundred yards from the present town centre and the nearby river Cleddau. The first actual map reference to Goat Street dates back to 1690.



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Entrance Vestibule

Stone period style front door opens to the:

Sitting Room 13'5" x 6'6" (4.1m x 2.0m)

Enclosed wood burning stove recessed in blue & white tiled surround and flanked by display cabinets and bookshelves. Radiator. Coving to ceiling.

Living Room 18'8" x 10'9" (5.70m x 3.30m)

Double glazed bay window to front overlooking Goat Street. Original Art Nouveau style feature fire place with inset tiles and feature open gas fire. Radiator. Extensive display cabinets with shelving and storage, coved ceiling.

Hallway 6'11" x 14'5" (2.10m x 4.40m)

A mezzanine staircase leads to the First Floor landing, with understairs store and access to the rear porch. Radiator.

Kitchen/Dining Room 14'5" x 9'10" (4.40m x 3m)

Gas fired Rayburn for cooking and heating radiators. Extensive base and wall units. Cordialle oven and 4 ring gas hob above. Quarry tiled floor, radiator, partly tiled walls and double glazed windows.

Utility 7'7" x 7'3" (2.30m x 2.20m)

Window to rear, storage cupboard, plumbing for appliances, low flush lavatory, Belfast sink over storage.

Landing

Stairs.

Bedroom 1 19'4" (into bay) x 10'9" (5.9m (into bay) x 3.30m)

Art nouveau style feature fireplace with open gas fire. Bay window overlooking goat Street. Double glazed windows. 3 radiators. Recessed arched display shelves.

Bedroom 2 13'5" x 9'6" (4.10m x 2.90m)

Window seat with cupboards below. Radiator. Former period fireplace flanked by twin wardrobes and cupboards above.

Bathroom 11'1" max x 7'2" (3.4m max x 2.2m)

Fully tiled walls including dado tiles. Twin grip panelled bath, pedestal wash basin, corner shower cubicle, bidet, low flush lavatory, upright towel rail. Window to rear.

Bedroom 3 14'9" x 10'2" (4.50m x 3.10m)

Overlooking long rear garden. Radiator. Triple built-in wardrobe with cupboards above. Oak flooring.

Landing

The staircase continues to the second floor landing.

Bedroom 4 13'5" x 15'7" (4.10m x 4.76m)

Feature A-frame with roof trusses. Wide window including quarter lights and window seat. 2 radiators. Doors lead to the dressing room and ensuite shower room.

Dressing Room 10'10" x 5'3" (3.29m x 1.60m)

Radiator.

En-suite Shower Room 6'11" x 10'6" (2.10m x 3.20m)

Upright towel rail, double shower, hand basin, low flush lavatory, fully tiled walls.

Garden

An enclosed and tiered rear garden has access to The Parade, a variety of mature plants, mini orchard, lean-to Alitex greenhouse with potting shed, summerhouse and pond. In the past, the garden has been open to public under The National Open Gardens Scheme.

General Notes

Services: All mains services connected

Listing status: Grade II

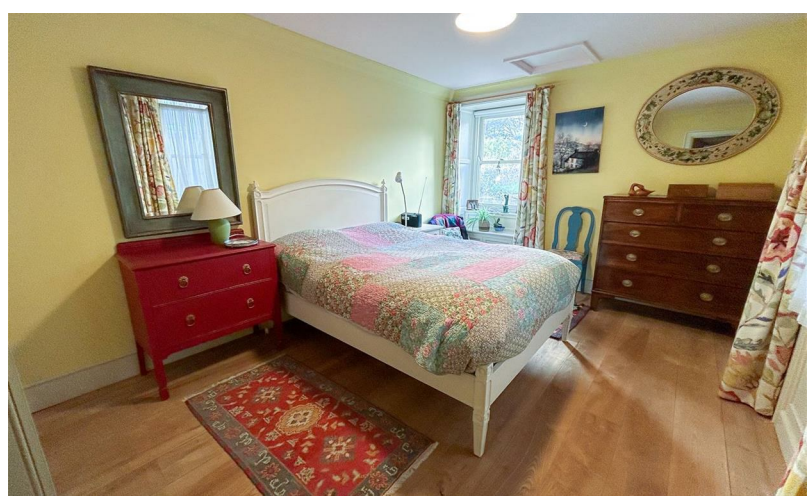
Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: E

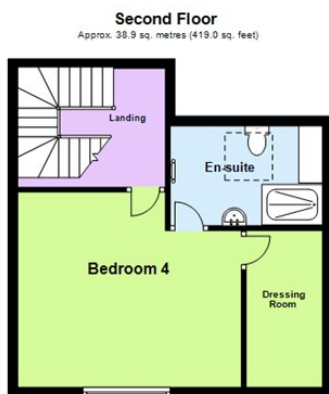
Viewing: Strictly by appointment with R K Lucas & Son





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





Total area: approx. 160.4 sq. metres (1726.2 sq. feet)
 For illustration purposes, do not scale.
 Plan produced using PlanUp.
Clive House, Haverfordwest

From our Haverfordwest office continue onto High Street then turn left on Hill Lane. Follow the road round onto Goat Street and Clive House (No. 9) is short way along on the left hand side adjacent to Ashmoles Accountants.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



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.