

96 Haven Park Drive, Haverfordwest



**Offers In The Region Of £229,999**



RK Lucas & Son are delighted to bring to the market this charming 3 bedroom bungalow situated in the beautiful county of Pembrokeshire, known for its stunning coastal landscapes. The property briefly comprises 3 bedrooms, living room, kitchen, shower room and benefits from a garage, off-road parking and an enclosed garden.

Haven Park Drive offers a tranquil and family-friendly environment, with well maintained properties and a strong sense of community. It's proximity to local amenities and the racecourse makes it an appealing location for individuals and families looking for a comfortable and convenient place to live.



**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)

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#### Hallway

Fitted carpet, uPVC front door with glass panel insert and double glazed sidelight,

#### Living room 14'10" x 12'2" (4.54 x 3.73)

Fitted carpet, double glazed uPVC window to the front

#### Kitchen 7'2" x 12'0" (2.19 x 3.67)

Matching base and wall units, single drainer sink, fitted carpet, double glazed uPVC window to the rear, uPVC door with glass panel insert leading to outside

#### Bedroom 1 10'4" x 12'2" (3.16 x 3.72)

Fitted carpet, double glazed uPVC window to the front

#### Bedroom 2 8'2" x 11'10" (2.49 x 3.62)

Fitted carpet, double glazed uPVC window to the rear

#### Bedroom 3 7'6" x 7'9" (2.31 x 2.37)

Fitted carpet, double glazed uPVC window to the rear

#### Wet room 6'2" x 5'7" (1.89 x 1.71)

Pedestal hand basin, low flush toilet, electric shower, frosted double glazed uPVC window to the rear, wet room flooring

#### Outside

To the front, an enclosed front courtyard with gravel and shrubbery with a paved pathway leading to the property.

To the side is a space for one vehicle and a garage.

To the rear is a fully enclosed garden

predominantly of lawn with patio area, shed and mature shrubbery.

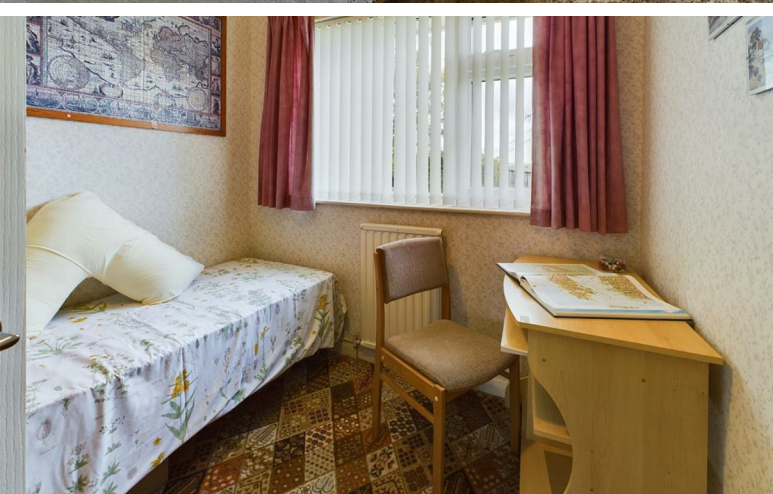
#### Additional information

Services: All main services connected  
Tenure: Freehold  
Local Authority: Pembrokeshire County Council  
Tax Band: D

Broadband: Super fast broadband available  
Mobile coverage: Available from a range of providers

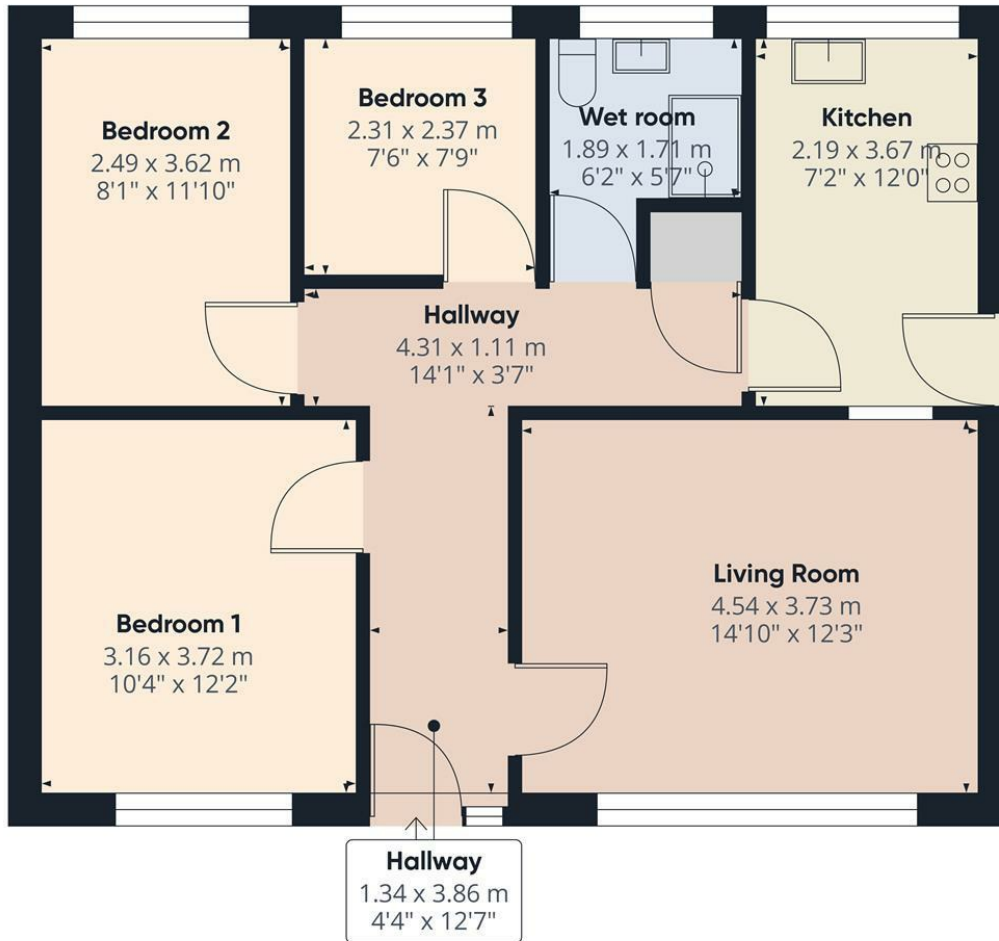
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





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





Approximate total area<sup>(1)</sup>  
66.29 m<sup>2</sup>  
713.54 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.

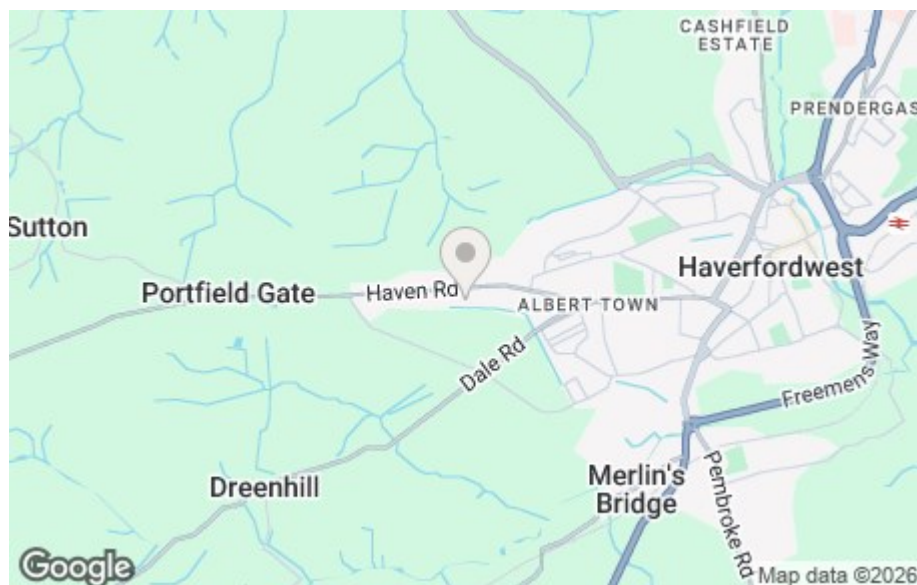
Calculations are based on RICS IPMS 3C standard.

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From our Haverfordwest Office take High Street, Dew Street, right at the traffic lights onto Albert Street and onto the Haven Road. Pass Bella Roma restaurant and take the first left into Haven Park Avenue then right on to Haven Park Drive. Follow this road until you reach the cul-de-sac and N.96 will be found on your right hand side.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.