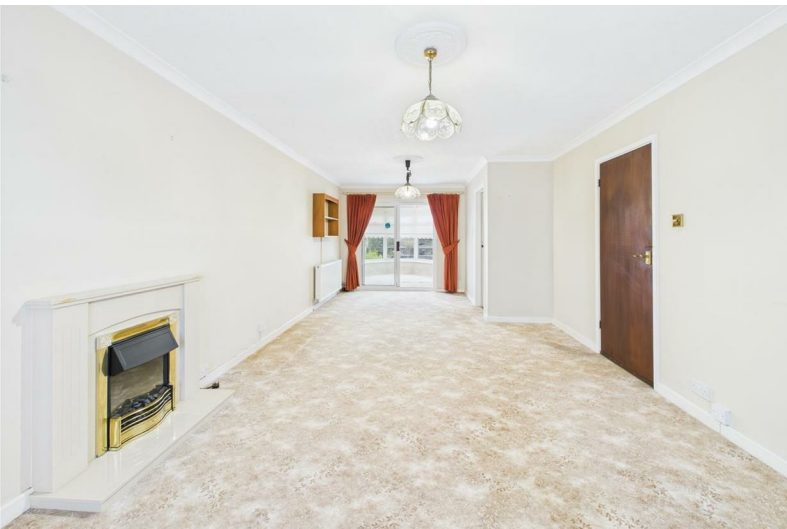


10 Clover Park, Haverfordwest



## Offers In The Region Of £245,000



Located in the sought-after Clover Park area of Haverfordwest, this detached three-bedroom home offers a fantastic opportunity for those looking to put their own stamp on a property. In need of modernisation, this home has excellent potential to become the perfect family residence.

Featuring well-proportioned living spaces, an enclosed garden, and off-road parking, the property is ideal for growing families. With its great location close to local amenities, schools, and transport links, this is a chance to create a home tailored to your taste in a desirable setting.

No onward chain.



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

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**Hallway**

Front door, fitted carpet, under stair storage, double glazed uPVC window to the side

**Living room**

Fitted carpet, gas fire with decorative surround, double glazed uPVC window to the front, patio doors leading to

**Conservatory**

Fitted carpet, double glazed uPVC units throughout, door to garden

**Kitchen**

Base and wall units, vinyl flooring, double glazed uPVC window to the rear, door to the side

**WC**

Fitted carpet, low flush toilet, hand basin with storage, frosted double glazed uPVC window to the side

**Landing**

Fitted carpet, double glazed uPVC window to the side

**Bedroom 1**

Fitted carpet, double glazed uPVC window to the front

**Bedroom 2**

Fitted carpet, double glazed uPVC window to the rear

**Bedroom 3**

Fitted carpet, double glazed uPVC window to the front

**Bathroom**

Fitted carpet, tiled walls, bath with overhead shower, hand basin, low flush toilet, double glazed uPVC frosted window to the rear

**Outside**

To the front the property benefits from a driveway to

one side providing off-road parking with a lawned area adding a touch of greenery to the frontage.

To the rear, you'll find a detached garage offering additional storage or workshop potential, and a low-maintenance garden that includes a section laid to lawn, raised gravel beds, and a patio area

**Additional information**

Tenure: Freehold

Services: All mains services connected

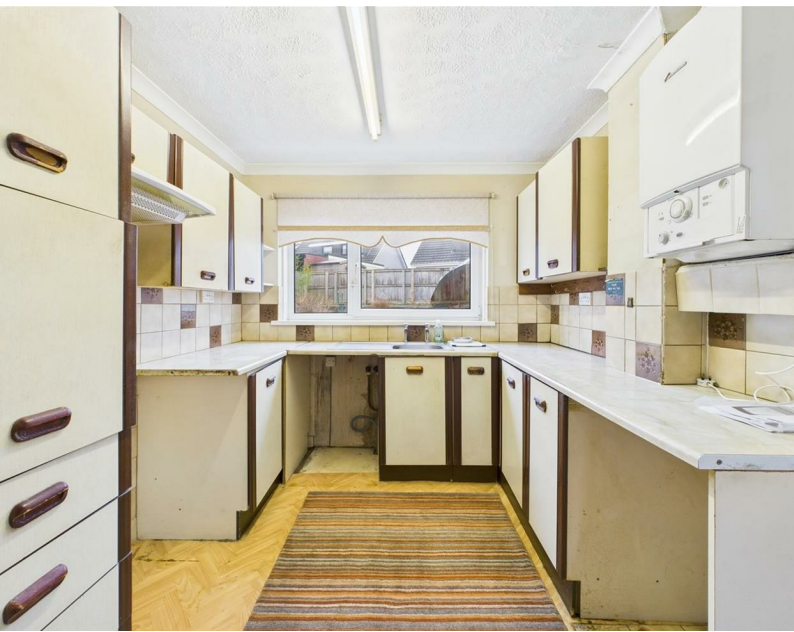
Local Authority: Pembrokeshire County Council

Council Tax: Band E

Mobile Phone Reception: Likely/Limited depending on provider

Broadband: Superfast available

Buyers should make their own enquiries.





See even more photos on our website  
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Approximate total area<sup>(1)</sup>  
85.53 m<sup>2</sup>  
920.64 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.

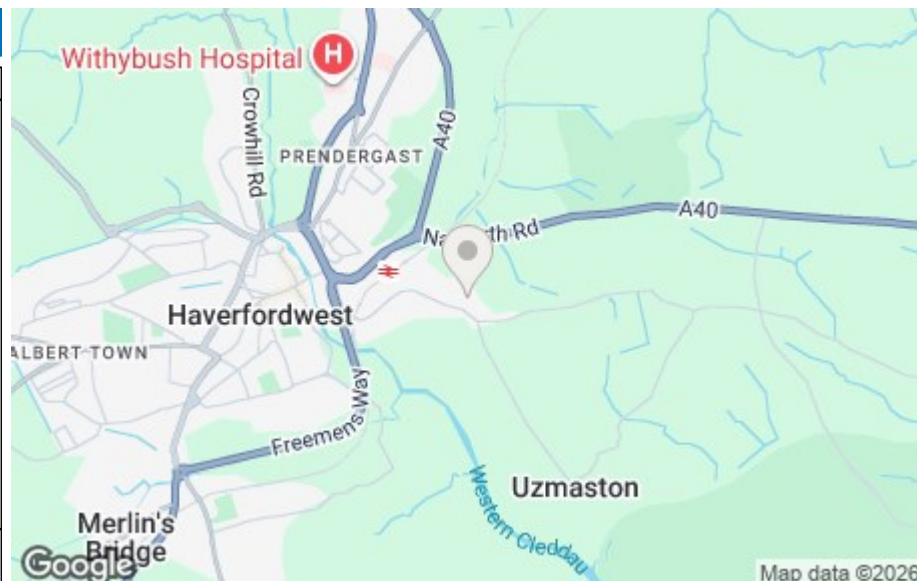
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Travelling West on the A40: At Salutation Square roundabout take the first exit onto New Road. Follow this road onto Uzmaston Road until you reach the left turn for Clover Park, take this left and N.10 will be found on your left hand side.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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.