



Offers In Excess Of £375,000



R K Lucas & Son are delighted to offer to the market this detached bungalow set in the ever popular residential location of Haven Road, Haverfordwest. The property briefly comprises 3 double bedrooms, open-plan living/dining room, kitchen, shower room, utility area, and separate WC, and benefits from an integral garage, off-road parking and a large garden.

The property sits on the outskirts of the town, providing easy access to the beaches at Broad Haven and Little Haven. Haverfordwest Racecourse is within walking distance, whilst the nearby area of Portfield has a range of amenities, including a Tesco superstore.

The property and its gardens really do deserve a personal inspection in order that the attributes of the site may be fully appreciated. With thoughtful modernisation this family home could be transformed into a luxury dwelling.



**R & son
Kucass**
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Covering the whole of Pembrokeshire from
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PROTECTED

**Porch**

Timber framed double glazed units, tiled flooring

Hallway

Glass panelled internal door, parquet flooring, loft access

Lounge/Dining Room 27'6" x 17'0" (max) (8.40m x 5.2m (max))

Spanning the depth of the property with central fire place, triple aspect timber framed double glazed windows, parquet flooring, fitted shelving units

Kitchen 15'1" x 13'1" (4.60m x 4.00m)

Matching base and walls units with contrasting work surface, double drainer sink, integrated electric oven, gas hob and extractor fan, central heating boiler, dual aspect timber framed double glazed windows, tiled flooring

Bedroom 1 12'2" x 13'9" (3.70m x 4.20m)

Front facing double bedroom with electric fire, parquet flooring, timber framed double glazed bay window

Bedroom 2 11'10" x 14'1" (3.60m x 4.30m)

Front facing double bedroom with parquet flooring, timber framed double glazed bay window

Bedroom 3 10'4" x 12'2" (3.15m x 3.70m)

Rear facing double bedroom with parquet flooring, uPVC double glazed window, built-in wardrobe

Shower Room

Walk-in shower cubicle with Mira electric shower, vanity hand basin, close coupled lavatory, part tiled walls, fitted carpet, frosted timber framed double glazed window to rear

Utility Area 19'8" x 2'11" (6.00m x 0.90m)

With plumbing and electric for washing machine and dryer, window to rear, tiled flooring

WC

Low flush lavatory, vinyl flooring, window to side

Garage

Integral garage with up and over door, electric and lighting, window to rear

Outside

The property is set on a large plot (in excess of 0.4 acres) with a lawned garden and gated driveway to front, and an extensive garden to the rear, predominately of lawn with an array of mature trees and shrubbery

General Notes

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: F

Viewing

By appointment with R K Lucas & Son





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



Ground Floor



Total area: approx. 161.6 sq. metres (1739.7 sq. feet)

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

From our Haverfordwest office take High Street and Dew Street, then use the middle lane to turn right onto Albert Street. Continue on this road over the mini roundabout and into Portfield and then onto the Haven Road. Pass the entrance to Ruther Park on your left then No. 166 is just a little further along on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		42
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

