

12 Glenfields Road, Haverfordwest



Offers In The Region Of £250,000



R K Lucas & Son are delighted to bring to the market a modern 2/3 bedroom link-detached family home in a much sought after area of Haverfordwest.

The attractive suburban development is well placed for convenience and offers a safe and quiet environment for families. Such is the demand for these properties that they rarely come to market so this opportunity is not to be missed. The property was built by local contractors of repute, Westhaven Construction.

Briefly, the property comprises hall, lounge, dining room, kitchen/breakfast room, utility room, shower room/wc, sun room, 2 bedrooms, family bathroom, parking for 2 vehicles and private garden. The property could be used as a 3 bedroom house by using one of the 3 reception rooms as a bedroom.



**R K & son
Lucas**
PEMBROKESHIRE'S PROPERTY
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Covering the whole of Pembrokeshire from
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Hall
uPVC entrance door with attractive glazed inserts, carpet flooring, stairs for first floor.

Lounge / Bedroom 3 17'1" x 9'7" (5.21m x 2.93m)
uPVC double glazed window to front, wall mounted fire, radiator, wooden flooring.

Dining Room 13'7" x 11'0" (4.13m x 3.35m)
uPVC double glazed window to front radiator, wooden flooring, door to:

Kitchen/Breakfast Room 9'4" x 14'4" (2.85m x 4.37m)
uPVC double glazed window to rear, range of wooden base and wall units to three walls with fitted appliances which include Neff oven and electric hob with extractor over, integrated fridge freezer, tiled flooring, french doors to Sun Room, door to

Utility 8'1" x 5'11" (2.46m x 1.80m)
uPVC double glazed window to rear fitted units to two walls, appliance space, boiler, door to:

Shower Room
uPVC double glazed window to rear, shower cubicle, WC, wash hand basin, heated towel rail, tiled flooring.

Sun Room
uPVC double glazing to 3 sides, french doors to garden, tiled flooring, radiator, solid pitched roof.

Landing
Carpeted flooring, doors to

Bedroom 1 10'4" x 13'10" (3.14m x 4.22m)
Two uPVC double glazed windows to front, mirror fronted sliding wardrobe, airing cupboard with shelving and radiator, radiator, door to:

Bedroom 2 12'9" x 7'5" (3.88m x 2.27m)
uPVC double glazed window to rear, carpeted flooring, radiator.

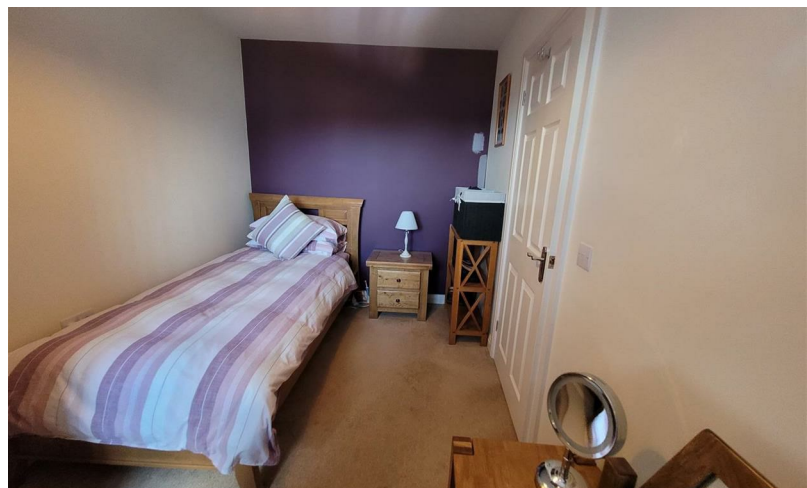
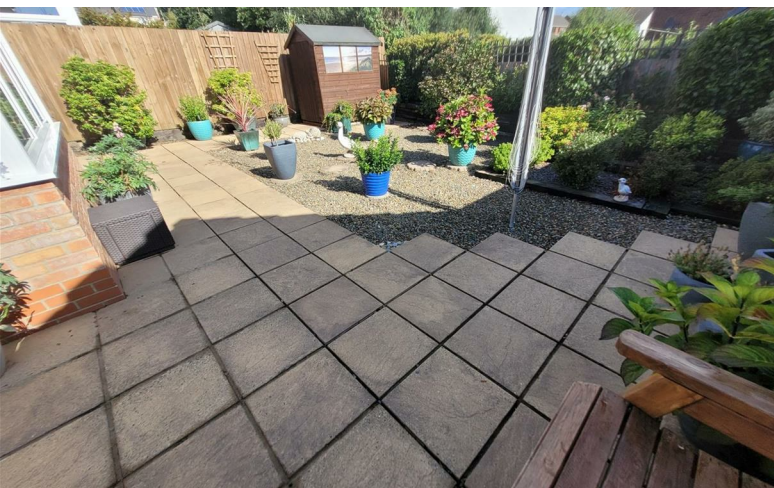
Bathroom
uPVC double glazed window to rear, fully tiled walls with feature decorative inlay, bath with shower over and shower screen, WC, pedestal wash hand basin.

Outside
To the front of the property is block paved driveway providing parking for 2 vehicles and an ornamental stone and shrub border.

The rear garden is private and low maintenance, being laid to patio and decorative stone with shrubs adorning.

Additional information
Tenure: Freehold
Services: All mains services connected.
Local Authority: Pembrokeshire County Council
Council Tax Band: C



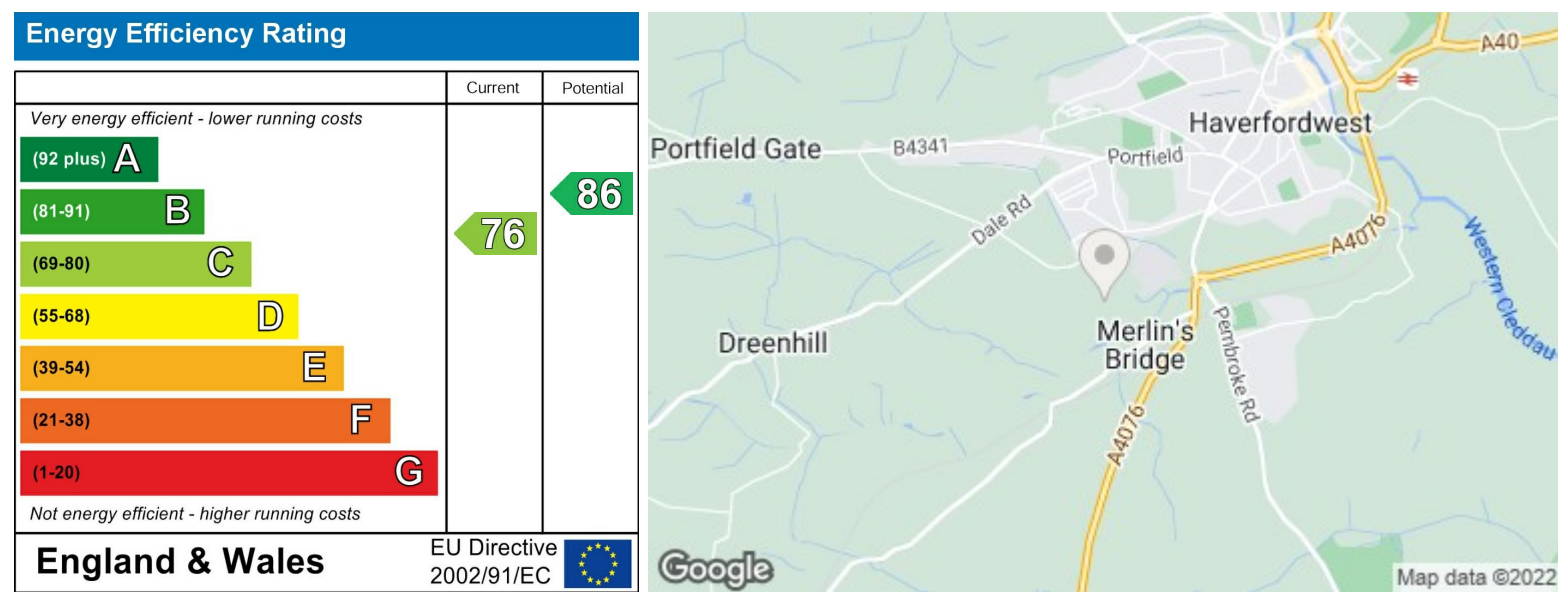


See even more photos on our website
www.rklucas.co.uk





From our office in Victoria Place proceed up the High Street into Dew Street and continue past the traffic lights. At the roundabout take your 3rd exit down Merlin's Hill. At the next roundabout take the 4th exit. Continue on this road towards the Pembrokeshire College and the take the 2nd turning on your left into Glenover Fields. Proceed along Glenfields Road and turn up the hill, taking the first right hand turning, Number 12 can be found directly in front of you at the end of the cul-de-sac.



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.