



Offers In The Region Of £140,000

A fantastic opportunity to purchase a well-presented two-bedroom mid-terrace property with a useful loft room, ideally located close to all local amenities.

Offering bright, modern interiors and ready for immediate occupation, this lovely home combines convenience and comfort. Perfect for first-time buyers or investors alike.

Early viewing is recommended.



**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
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**Hallway**

Composite front door with glass panel inserts, timber flooring, stairs

Living room/ Dining room

Timber flooring, dual aspect double glazed uPVC windows, log burner with slate hearth and mantle

Kitchen

Matching base and wall units with integrated electric hob and oven, single drainer sink, tiled splash back, timber flooring, double glazed uPVC window to the rear, uPVC door with glass panel insert to decking area

Landing

Fitted carpet

Bathroom

Tiled flooring, part tiled walls, bath, shower cubicle, hand basin, WC, frosted double glazed uPVC window to the side, storage

Bedroom 1

Fitted carpet, 2 x double glazed uPVC windows to the front, original fireplace

Bedroom 2

Fitted carpet, double glazed uPVC window to the rear, original fireplace, storage

Loft room

Fitted carpet, storage in eaves, Velux window to the rear

Outside

To the rear of the property, a raised decking area provides an ideal space for outdoor seating and relaxation. Steps lead down to a small, enclosed garden, with an external gate offering convenient access to the rear lane.

Additional information

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

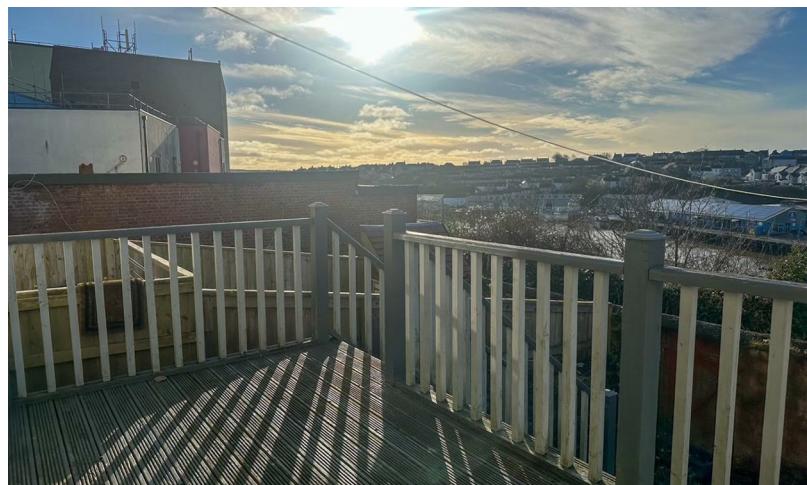
Tax Band: B

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





Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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	82	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

