



Offers In The Region Of £149,950



R K Lucas & Son are delighted to offer this well appointed 3 bedroom terraced home situated in a central position within the County town of Haverfordwest. The property offers spacious living accommodation and briefly comprises 3 bedrooms, living room, kitchen, bathroom and utility room, and benefits from an easy maintenance, south facing, enclosed rear garden.

Local retail outlets are nearby, whilst the main town centre is approximately half a mile away. The beautiful beaches and coves of the Pembrokeshire coast are within easy motoring distance.



RL & son
Lucas
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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

www.rklucas.co.uk

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PROTECTED

**Porch**

uPVC double glazed entrance door

Living Room 20'0" x 15'9" (6.10m x 4.80m)

Fireplace with decorative surround, feature stone walls, timber flooring, uPVC double glazed window to front, timber staircase to first floor landing

Kitchen 8'2" x 8'2" (2.50m x 2.50m)

Matching base and wall units with contrasting work surface, integrated oven, hob and extractor, single drainer stainless steel sink, tiled flooring, uPVC double glazed window to rear

Utility 8'2" x 7'7" (2.50m x 2.30m)

uPVC double glazed French doors to garden, tiled flooring

Landing

Timber flooring, loft access

Bedroom 1 12'6" x 9'6" (3.80m x 2.90m)

Front facing double bedroom with timber flooring, uPVC double glazed window

Bedroom 2 7'3" x 9'6" (2.20m x 2.90m)

Rear facing double bedroom, currently utilised as two single, uPVC double glazed window to rear, timber flooring

Bedroom 3 9'6" x 5'11" (2.90m x 1.80m)

uPVC double glazed window to front, timber flooring

Bathroom 8'2" x 8'2" (2.50m x 2.50m)

Panelled bath, hand basin over storage, close coupled lavatory, shower in cubicle,

part tiled walls, tiled flooring, uPVC double glazed window to rear

Outside

To the rear of the property is an easy maintenance, south facing garden with artificial lawn and raised decking area

General Notes

Services: All mains services connected

Tenure: Freehold

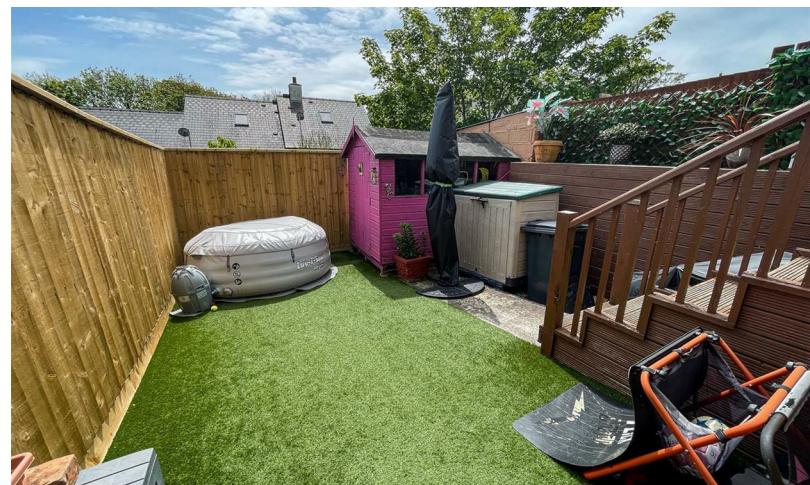
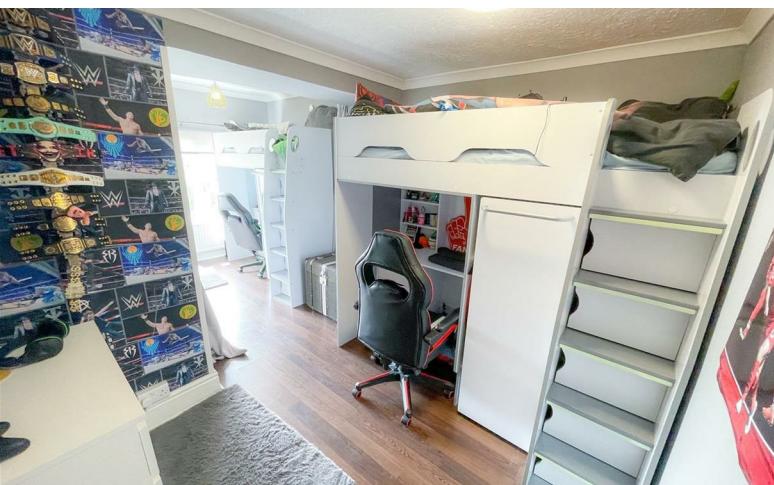
Local Authority: Pembrokeshire County Council

Tax Band: C

Viewing

By appointment with R K Lucas & Son





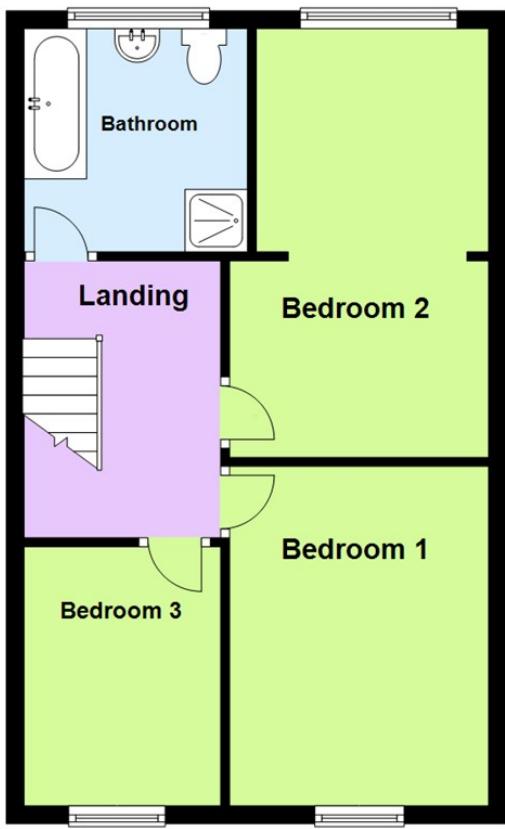
See even more photos on our website
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Ground Floor



First Floor



Total area: approx. 85.8 sq. metres (923.8 sq. feet)

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

From our Haverfordwest Office take High Street, Dark Street, Mariners Square and Barn Street. At the mini roundabout take the first exit onto City Road, then left onto Rackhill Terrace. No. 5 is the third property along on your left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		71
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

