

5 Rackhill Terrace, Haverfordwest

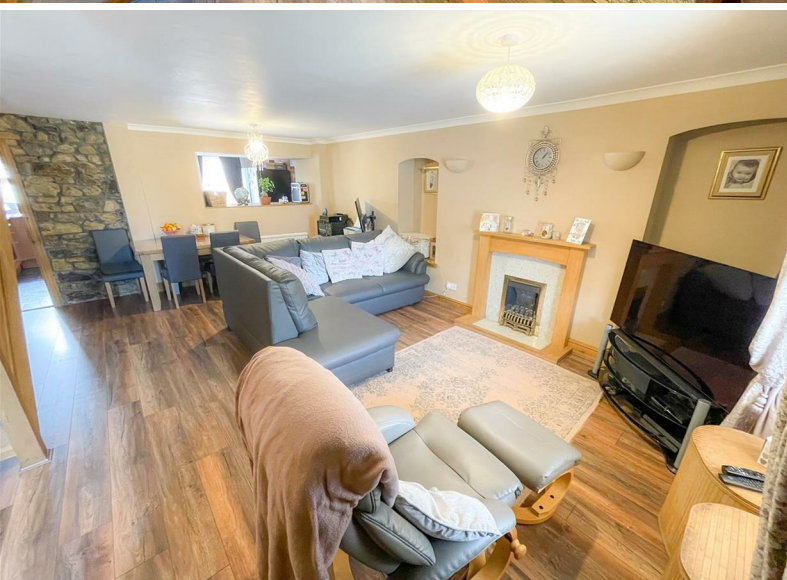


Offers In The Region Of £149,950



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.



**R K & son
Lucas**
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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 walls 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

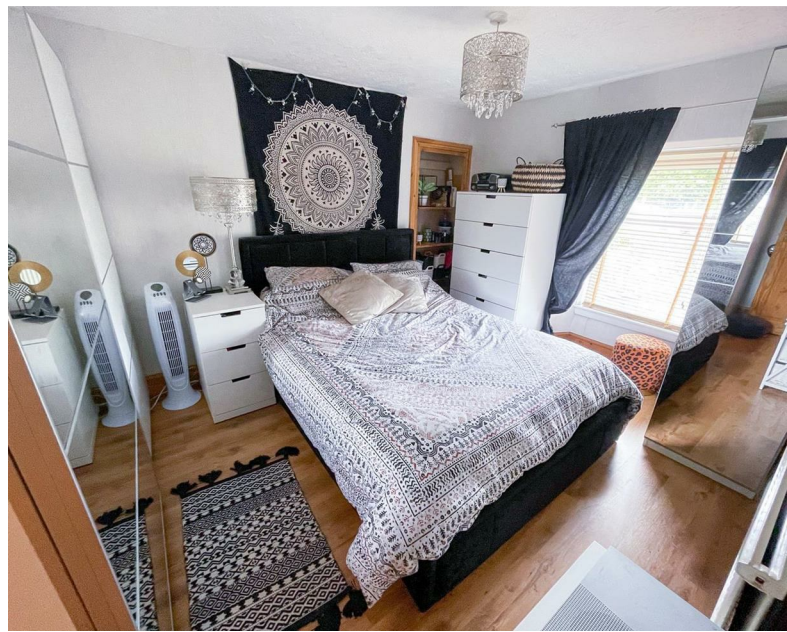
To the rear of the property is an easy maintenance, south facing garden with artificial lawn and raised decking area

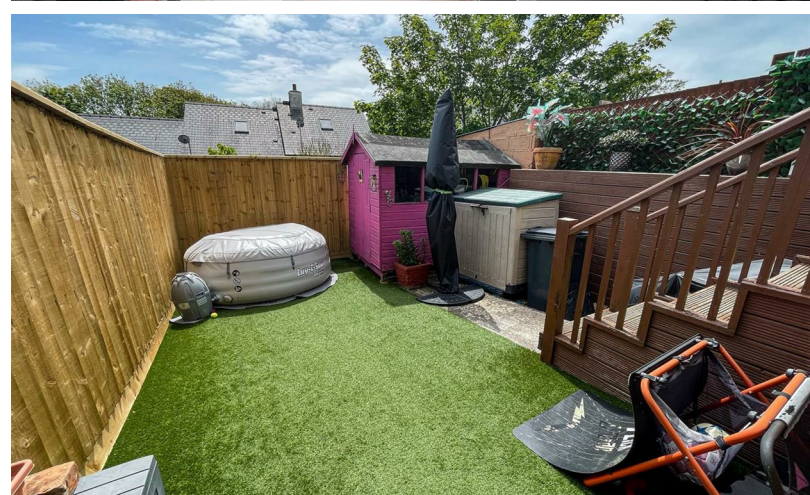
General Notes

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

Viewing

By appointment with R K Lucas & Son

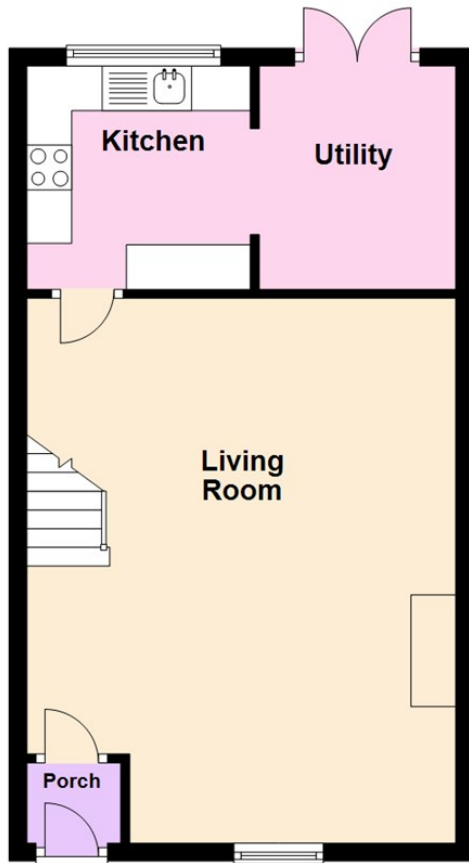




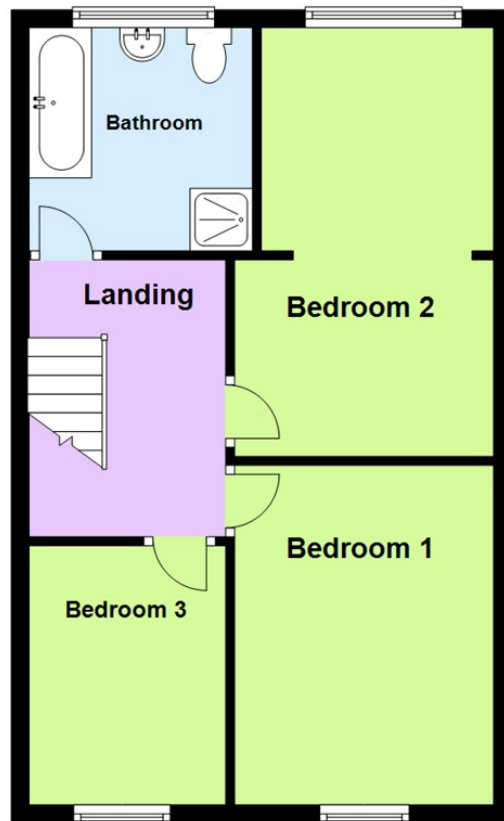
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Ground Floor



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	84
England & Wales	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.