



- 3/4 Bedroom Semi-Detached Bungalow
- Enclosed Rear Garden
- Close To Town Centre Amenities
- EPC Rating D

£125,000





38 Castle High is a 3/4 bedroom semi-detached bungalow with an area of off road parking and enclosed rear garden. Situated in a quiet residential area of the county town of Haverfordwest within walking distance of amenities, this property would benefit from some modernisation making it an ideal first time buy/investment.

Approached via a pedestrian path and steps to a partially glazed wooden entrance door with obscure glazed panel to side into

Hall

Turning stairs to first floor. Under stairs storage. Airing cupboard. Door to

Living Room

16'2 x 11'6 (4.94m x 3.52m)

Electric heater. Patio doors to rear garden. Door to kitchen and glazed double doors to

Dining Room/Bedroom

11'6 x 10'10 (3.52m x 3.32m)

Window to side. Electric heater.



Kitchen

11'6 x 7'8 (3.53m x 2.34m)

Window front and door to side external. Tiled floor and partially tiled walls. Range of wall and base units with worksurface over. Stainless steel sink and drainer. Integrated electric oven and hob with extractor over. Door to shelved storage cupboard. Electric heater.

Bedroom

11'6 x 7'7 (3.52m x 2.32m)

Window to front. Electric heater.



Bathroom

8'3 x 4'10 (2.54m x 1.48m)

Obscure glazed window to front. Partially tiled walls. Towel radiator. Bath with shower over, wash hand basin and w/c.

Landing

Door to

Bedroom

13'10 (max) x 11'6 (max) (4.24m (max) x 3.53m (max))

Sloping wood clad ceiling. Velux window to rear. Electric heater. Under eaves storage.

Bedroom

14'5 x 13'5 (4.41m x 4.10m)

Sloping wood clad ceiling. Velux window to rear. Under eaves storage. Fitted wardrobes with sliding mirrored doors. Electric heater.

Externally

To the front of the property is an area of off road parking and path leading to pedestrian gate. The enclosed rear garden is laid mainly to lawn with views across the town.





Tenure

Freehold

Council Tax Band

D

Services

Mains electricity, water & drainage

Viewing Arrangements

Strictly by appointment only

Directions

Proceed up City Road taking the turning right into Highlands Avenue, right into Baring Gould Way and continuing right into Castle High. Number 38 can be found at the end of the road on the left hand side clearly identified by our For Sale board.

Energy Efficiency Rating

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

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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