



- 4 Bedroom Town House
- Courtyard Garden & Off Road Parking
- Modern & Spacious
- EPC Rating B

**£205,000**

Est. 1890  
**evans**  
**roach**  
01437 762516





141 Kensington Gardens is a 4 bedroom Georgian style town house with courtyard garden and off road parking, located about half a mile from Haverfordwest town centre.

#### **Entrance Hall**

Stairs to the first floor. Down lights. Radiator. Door to

#### **Kitchen/Dining Room**

**26'6 (max) x 13'1 (max) (8.1m (max) x 4.01m (max))**

Open plan. French doors to front and rear. Partially tiled walls. Down lights. Range of wall and base units with work surface over. Stainless steel sink and drainer. Integrated appliances including gas hob with extractor over, oven, grill and fridge/freezer. Radiator. Door to

#### **Utility Room**

**11'6 x 4'11 (3.53m x 1.52m)**

Door to rear. Tiled floor. Range of units. Wall mounted condensing combi boiler in cupboard. Stainless steel sink. Space and plumbing for washing machine and tumble dryer. Down lights. Radiator.





#### **Cloakroom**

**9'6 x 3'0 (2.9m x 0.93m)**

Wash hand basin and w/c. Down lights

#### **Landing**

Window to rear. Down lights. Under stairs storage. Stairs to second floor. Radiator. Door to

#### **Living Room**

**17'4 x 16'6 (max) (5.3m x 5.05m (max))**

French doors and window to front. Wall lights. Radiator.

#### **Bedroom/Study**

**9'11 x 8'8 (3.03m x 2.66m)**

Window to rear. Radiator.

#### **Landing**

Window to rear. Turning stairs to third floor. Down lights. Door to

#### **Bedroom**

**16'6 x 10'2 (5.04m x 3.1m)**

Windows to front. Radiator.

#### **Bathroom**

**9'10 x 6'2 (3.0m x 1.9m)**

Fully tiled. Suite comprising bath, wash hand basin and w/c. Separate double shower cubicle. Down lights. Towel radiator.

#### **Bedroom**

**9'10 x 9'6 (3.01m x 2.9m)**

Window to rear. Radiator.

#### **Attic Bedroom**

**16'6 x 16'4 (5.05m x 5m)**

Velux windows to front and rear. Under eaves storage. Radiators. Loft access. Door to

#### **En Suite Shower Room**

**8'3 x 3'3 (2.52m x 1m)**

Velux window. Fully tiled. Shower cubicle, wash hand basin and w/c. Down lights.

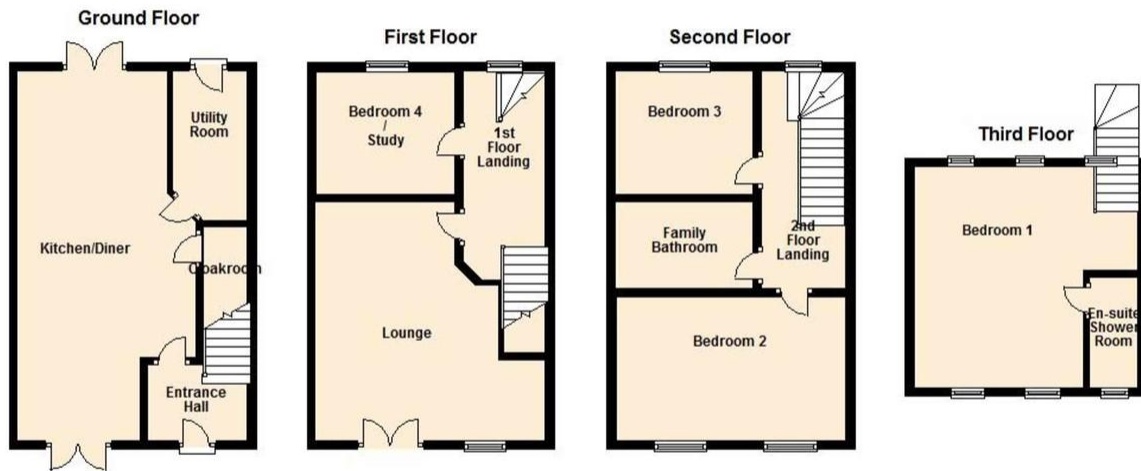
#### **Externally**

Block paved driveway to front and enclosed paved patio garden to rear.

#### **Agent's Notes**

Please note that the property is being sold on behalf of an associate of Evans Roach.





### Tenure

Freehold

### Council Tax Band

E

### Services

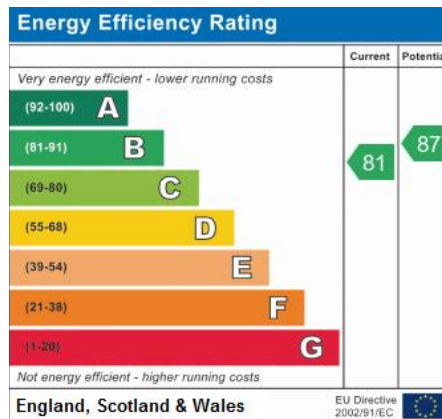
Mains gas, electricity, water & drainage

### Viewing Arrangements

Strictly by appointment only

### Directions

Follow the one way system down Barn Street. Turn left at the mini roundabout into City Road and fork left into Rackhill Terrace. Kensington Gardens is clearly identified by the For Sale sign, with 141 to the right and up the hill.



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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