



- 4 Bedroom Mid Terrace House
- Courtyard Garden & Off Road Parking
- Modern & Spacious
- E.P.C Rating C

£219,000

Est. 1890
evans
roach
01437 762516





111 Kensington Garden is a modern mid terraced town house, located on a prime site about half a mile from Haverfordwest town centre. The accommodation briefly comprises; 4 bedrooms, one with en suite shower room, 2 reception rooms, fitted kitchen with integrated appliances, utility room, cloakroom and bathroom. Externally there is off road parking to the front and enclosed rear courtyard garden. The accommodation is spacious, stylish and finished to a high standard. It includes UPVC double glazed tilt and turn windows and mains gas central heating.

Approached via a paved driveway to panelled entrance door to

Entrance Hall

Radiator. Stairs to first floor landing. Door to

Study

13'4 (max) x 8'9 (max) (4.07m (max) x 2.68m (max))
French doors to front. Radiator.

Bedroom

12'8 (max) x 11' (3.88m (max) x 3.37m)
French doors to rear. Radiator.

Utility Room

11'5 (max) x 5'1 (max) (3.5m (max) x 1.56m (max))
Tiled Floor. Partially tiled walls. Door to rear external. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and tumble dryer. Cupboard housing wall mounted boiler. Radiator.



Cloakroom

7' (max) x 2'7 (2.15m (max) x 0.79m)

Tiled floor. Wash hand basin and w/c. Sloping ceiling. Extractor fan.

Landing

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

Kitchen/Living Room

26' (max) x 16'6 (max) (7.93m (max) x 5.05m (max))

Open Plan. Wood flooring. French doors to front with Juliet balcony. Windows to front & rear. Radiator. Range of wall and base units with work surface over. Integrated fridge/freezer, oven and gas hob with extractor over. 1 1/2 bowl stainless steel sink and drainer.

Landing

Down lights. Door and stairs to attic room. Door to

Bedroom

16'6 x 10'9 (5.05m x 3.28m)

Window to front. Radiator.

Bathroom

9'9 x 6'1 (2.98m x 1.86m)

Fully tiled. Bath, wash hand basin and w/c. Shower cubicle. Extractor fan.

Bedroom

9'10 x 8'9 (3.00m x 2.68m)

Window to rear. Radiator.

Attic Bedroom

16'6 (max) x 16'3 (max) (5.05m (max) x 4.97m (max))

Velux windows to front and rear. Sloping ceiling. Radiator. Door to

En Suite Shower Room

26'6 x 6'10 (8.1m x 2.1m)

Velux window to front. Fully tiled. Wash hand basin and w/c. Shower cubicle. Sloping ceiling.

Externally

To the front of the property is a paved driveway for off road parking. To the rear of the property is an enclosed rear courtyard garden

Agents Notes

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

Photos may be of similar properties.



Tenure

Freehold

Council Tax Band

E

Services

Mains Electricity, Gas, Water and Drainage.

Viewing Arrangements

Strictly by appointment only

Directions

From our office, proceed up the High Street and Dew Street, follow the one way system along Albert Street and down Barn Street. Turn left at the mini roundabout up into City Road and fork left after 400 yards into Rackhill Terrace. The entrance to Kensington Gardens is at the end of Rackhill Terrace.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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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