



- Stylish 4 Bedroom Town House
- Flexible & Spacious Accommodation
- Off Road Parking & Enclosed Garden
- No Onward Chain

**Offers In The Region Of £199,000**

EPC Rating 'B'





### The Property

Number 90 Kensington Gardens is a stylish 4 bedroom townhouse with off road parking and enclosed rear garden. Situated in a popular development, close to the town centre, this modern property includes UPVC double glazed, tilt and turn windows, mains gas central heating and integrated appliances. The flexible, spacious accommodation briefly comprises; reception rooms/bedrooms, utility room and cloakroom to the ground floor, open plan living room/kitchen to the first floor, 2 bedrooms and bathroom to the second floor and bedroom with en suite shower room to the third floor. Externally there is a tegular brick driveway providing off road parking to the front and enclosed rear garden with patio and lawn.

### Location

The property is situated approximately half a mile from Haverfordwest town centre which has numerous facilities which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, leisure centre/swimming pool, cinema, restaurants and pubs. The beautiful Pembrokeshire coast is approximately 6 miles to the south-west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale approximately 8 miles to the northwest. The picturesque Pembrokeshire Coastal Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers and birdlife.

### Directions

From the centre of Haverfordwest follow the signs for St Davids. Proceed along Thomas Parry Way and at the roundabout take the first exit. Take the second turning on the right into Rackhill Terrace and enter Kensington Gardens on the left. Take the next right and the property can be found on the left. For GPS purposes, the postcode of this property is SA61 2SF.

The property is approached over a tegular brick driveway leading to the entrance door into

**Entrance Hall** Wood flooring. Radiator. Stairs to first floor. Door to

**Study 14' x 11'8 (4.27m x 3.56m)**

Patio doors to front. Radiator.

**Bedroom 3 12' x 11'3 (3.66m x 3.43m)**

Patio doors to rear external. Radiator.

**Utility Room 11'8 x 5' (3.56m x 1.52m)**

Half glazed door to rear external. Wall and base units with worktop over. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Wall mounted Worcester boiler housed in cupboard. Radiator. Tiled floor.

**Cloakroom 8'7 x 2'7 (2.62m x 0.79m)**

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



## FIRST FLOOR

### Landing

Under stairs storage cupboard. Window to rear. Stairs to second floor landing. Door to

### Kitchen/Living Room 26' (max) x 16'8 (max) (7.92m (max) x 5.08m (max))

Open plan. Patio doors to front. Windows to front & rear. Range of wall and base units with worktop over. Integrated fridge/freezer. Integrated oven and microwave. Integrated gas hob with extractor over. 1 1/2 bowl stainless steel sink and drainer. Wood flooring. Radiator. Down lights.

## SECOND FLOOR

### Landing

Window to rear. Door and stairs to attic room. Door to

### Bedroom 2 16'7 x 10'9 (5.05m x 3.28m)

Windows to front. Radiator.

### Bathroom 9'11 x 6'2 (3.02m x 1.88m)

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

### Bedroom 4 9'11 x 8'7 (3.02m x 2.62m)

Window to rear. Radiator.

## THIRD FLOOR

### Attic Bedroom 16'3 x 13'3 (4.95m x 4.04m)

Velux windows to front and rear. Eaves storage cupboards. Loft access. Sloping ceiling. Radiator. Door to

### En Suite Shower Room 8'3 x 2'10 (2.51m x 0.86m)

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

## EXTERNALLY

To the front of the property is a paved driveway offering off road parking. To the rear of the property is an enclosed garden with patio, gravelled area and lawn.

## AGENT'S NOTES

Please note that the property is being sold on behalf of an associate of Town, Coast and Country Estates Ltd.

### Tenure

We are advised that the property is freehold.

### Services

Mains water, drainage and electricity. Mains gas central heating.

### Viewing

Strictly by appointment through Town, Coast and Country Estates Ltd.





## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

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### General Information

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.