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Offers In The Region Of £229,950

The Meads, 32 Pembroke Road

Haverfordwest SA61 1JW

R K Lucas & Son are delighted to offer this modernised and extended 1930's bungalow. The most attractive era of building shines through with the double fronted, bay window façade whilst the large kitchen to the rear and first floor bedroom opens the accommodation to suit modern living. In fact the first floor room is so large that further potential could be realised with the addition of an ensuite or partitioning.

There is generous off-road parking to the front and a pleasant, private garden to the rear which also includes a detached utility room and garden shed. The solar panels provide electricity, drastically reducing running costs and the generous, index-linked feed-in tariff is available separately.

- Large driveway
- Close to all amenities
- Private enclosed garden
- Convenient location
- Solar panels for electric
- Feed-in tariff available

Zoopa.co.uk  RICS

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Registered Member

 rightmove.co.uk
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Hallway

Newly fitted carpet, radiator

Lounge 14'9" x 11'3" + bay (4.51 x 3.45 + bay)

Light and spacious lounge with bay window, newly fitted carpet, glass oak door, radiator

Dining room 11'2" x 11'0" (3.42m x 3.37m)

Newly fitted carpet, upvc window to side, radiator, storage cupboard

Kitchen 12'11" x 10'6" (3.94 x 3.21)

An array of fitted base and wall units with contrasting work surfaces, stainless steel sink, upvc window, vinyl flooring.

Door leading to...

rear porch

Small porch area with tiled flooring and external door leading to sunny garden.

Bathroom 7'6" x 5'2" (2.31 x 1.58)

Bathroom suite comprising of panelled bath with mixer shower above, pedestal hand basin and low flush lavatory, towel radiator, laminate flooring

Bedroom 1 13'3" x 11'5" + bay (4.06 x 3.48 + bay)

Front facing light double bedroom with bay window, radiator, newly fitted carpets

Bedroom 2 8'4" x 9'3" (2.55 x 2.82)

Rear facing double bedroom overlooking garden and patio area, newly fitted carpet, upvc window, radiator

Stairs to first floor

Stairs to first floor with additional storage space

Bedroom 3 24'3" x 14'2" (7.40 x 4.33)

Very spacious bedroom which has the potential to be split to either provide a further bedroom or en-suite, three velux windows, fitted carpet, two radiators and eve storage

Outside

To the front of the property is ample off-road parking for several vehicles along with a well kept lawn garden to the side. A path leads to the private enclosed rear garden and patio area with a storage shed and further block outbuilding, currently converted to a utility area with plumbing for washing machine, close coupled lavatory, hand basin, sockets and laminate worksurface.

Services

Services: All mains services connected, PV panels with FIT (tax free) till 2037 providing good returns

Tax Band: D

Local Authority: Pembrokeshire County Council

Viewing: By Appointment with agent

Solar Panels

The property benefits from a solar panel array.

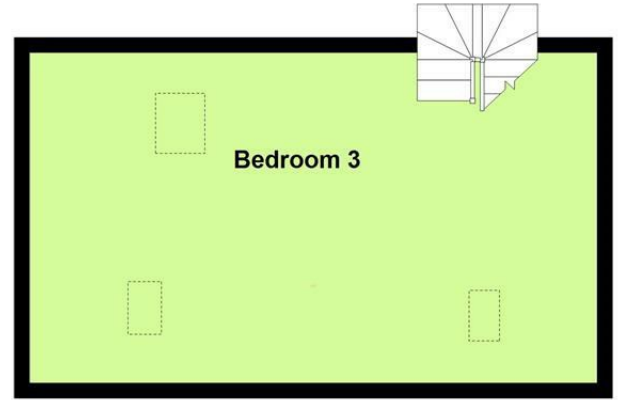
Available via separate negotiations is the feed-in tariff which generates approximately £2,000 per annum and increases each year based on the RPI. This is guaranteed until at least 5th December 2036.



Ground Floor

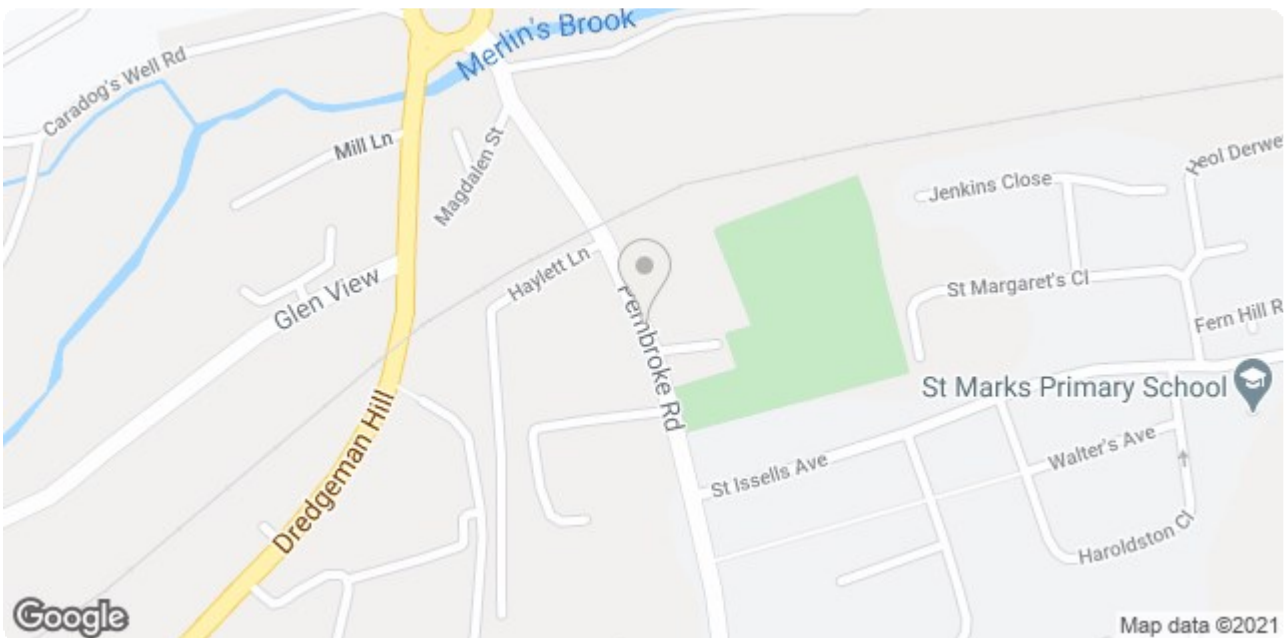


First Floor



Total area: approx. 116.8 sq. metres (1256.7 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
75	85

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-26) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
69	82

Very environmentally friendly - lower CO₂ emissions
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

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.