

27 Grove Place, Haverfordwest



Offers In The Region Of £170,000



R K Lucas & Son are pleased to present this quaint 2 bedroom, end of terrace property situated in an elevated position within the centre of the County town of Haverfordwest. The property fronts St Thomas' Green and its adjacent public car park and benefits from a side access allowing private off-road parking to the rear. The property has been extended to the rear over the years to incorporate a kitchen/dining room, utility, separate WC and family bathroom along with the original living room and two double bedrooms. The previous owners have also made use of the loft space.

Local retail outlets and the Haverfordwest Leisure Centre are nearby, whilst the main town centre is approximately three quarters of a mile away.



**RK & son**  
**Lucas**  
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PROFESSIONALS

Serving the whole of Pembrokeshire from our offices in  
Haverfordwest and Milford Haven.

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**RICS**







### Hall

Entrance door, staircase to first floor landing

### Living Room

7.80m x 3.70m (25'7" x 12'2")

Bay window to front, window to rear, solid fuel fire, under stairs storage cupboard, fitted carpet

### Reception Room

4.80m x 2.80m (15'9" x 9'2")

Rear entrance door, window to side, fitted carpet

### Kitchen/Diner

6.00m x 3.90m (19'8" x 12'10")

Contemporary kitchen comprising base units, double Belfast sink, range cooker, tiled flooring, window to side, French doors to garden

### Utility

1.40m x 1.00m (4'7" x 3'3")

2 x windows to front and side, plumbing and electric sockets for various appliances

### WC

Close coupled toilet, hand basin, frosted window to rear

### Landing

With large walk-in airing cupboard housing gas fired boiler

### Bedroom 1

3.60m x 5.00m (11'10" x 16'5")

Double bedroom with bay window and standard window to front, fitted carpet

### Bedroom 2

3.30m x 3.30m (10'10" x 10'10")

Double bedroom with window to rear, fitted carpet

### Bathroom

3.40m x 2.60m (11'2" x 8'6")

Contemporary bathroom with slipper bath, shower in cubicle, pedestal hand basin and heated towel rail. Tiled floor, frosted window to rear

### Attic Room

A narrow, original staircase leads to the attic room which could be utilised as a third bedroom. Feature exposed 'A' frame beams, 2 x gables windows to front, 2 x windows to side, window to rear, built in storage cupboard, fitted carpet

### Outside

To the front of the property is a small forecourt whilst at the rear is a paved open parking area for two vehicles. Vehicular access to the rear is over a tarmacadam lane to the side.

### General Notes

Services: All mains services connected

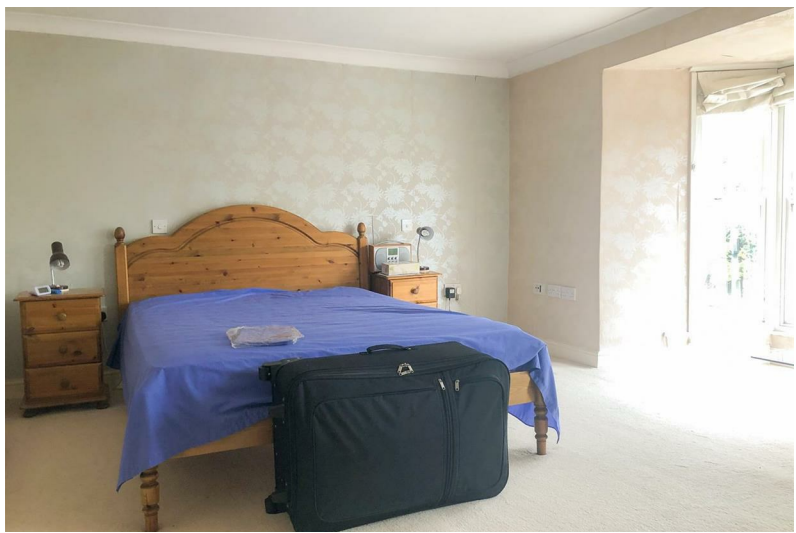
Tenure: Freehold

Local Authority: Pembrokeshire County Council

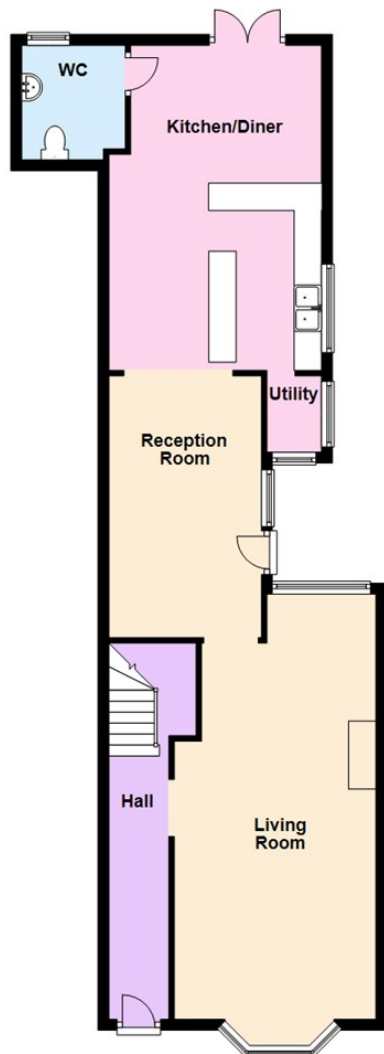
Tax Band: C

### Viewing

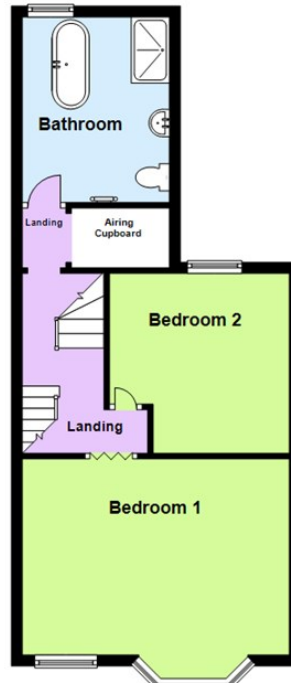
By appointment with R K Lucas & Son



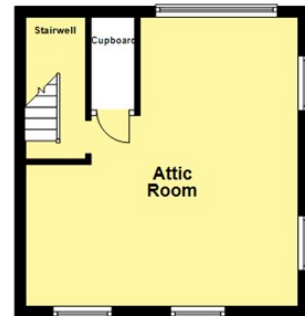
Ground Floor



First Floor



Second Floor



Total area: approx. 152.1 sq. metres (1637.6 sq. feet)

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>57</b>	<b>78</b>
<b>England &amp; Wales</b>	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.