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Offers In The Region Of £185,000

9, Penns Close

Haverfordwest SA61 1EX

R K Lucas & Son are pleased to offer to the market this detached dormer bungalow set in the popular residential area of Penns Close, Haverfordwest. The property requires some basic modernisation in places but already boasts 3 bedrooms, living room, dining room, kitchen, utility area and further attic room whilst also benefiting from a detached garage and enclosed rear garden.

Penns Close is adjacent to the 'Racecourse', a popular recreational area with dog walkers and families, also used for various sporting activities. The centre of the County town of Haverfordwest is just over a mile from the property and offers a range of amenities and facilities. The various beaches and beauty spots of the Pembrokeshire Coast National Park are within easy motoring distance, the closest beach at Broad Haven being only a 10 minute drive away.

- Quiet residential location
- Detached dormer bungalow
- Enclosed rear garden
- Chain free
- Detached garage
- Near to the 'Racecourse'

Zoopla.co.uk  RICS

 NHER
Accreditation Scheme
Registered Member

 rightmove.co.uk
The UK's number one property website

Porch

uPVC entrance door, 2 x uPVC double glazed windows

Hallway

Stairs to first floor landing

Living Room 12'5" x 12'5" (3.8 x 3.8)

Coal effect gas fire with decorative surround, fitted carpet, TV connection point, uPVC double glazed window to front, sliding doors to ...



Dining Room 12'1" x 10'5" (3.7 x 3.2)

uPVC double glazed window to rear, fitted carpet



Kitchen 9'2" x 8'2" (2.8 x 2.5)

Matching base and wall units with complimentary work surface, integrated electric hob, 2.5 bowl sink unit with mixer tap, window and door to utility/conservatory, vinyl flooring

Utility Area

2 x uPVC double glazed windows, rear entrance door to garden



Bedroom 1 11'9" x 11'1" (3.6 x 3.4)

Double bedroom with uPVC double glazed window to front, fitted carpet

Bedroom 2 12'1" x 9'2" (3.7 x 2.8)

Double bedroom with uPVC double glazed window to rear, fitted carpet

Bathroom

Panelled bath, electric shower in cubicle, heated towel rail, tiled walls, vinyl flooring, frosted uPVC double glazed window to side

Separate W.C

Low flush lavatory, hand basin

Bedroom 3 14'1" x 12'5" (4.3 x 3.8)

First floor double with dormer window to front, uPVC double glazed window to side, fitted carpet



Attic Room 16'0" x 12'1" (4.9 x 3.7)

Accessed via first floor landing and suitable for storage with potential for conversion into further bedroom or en-suite

Outside

The property benefits from its corner plot position with gardens surrounding the property on 3 sides. A concrete path leads up to the property with paving and decorative chippings to the side, with an array of mature trees and shrubbery. The path continues around the side of the property to an enclosed rear garden, predominately laid with decorative chippings. A detached garage and store shed sits to the rear boundary, with pedestrian access through the garden and vehicular access via Laburnum Grove.

General Notes

Services: Mains electricity, water, drainage and gas are connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

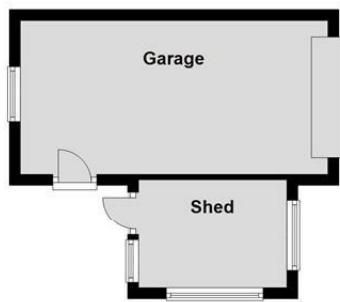
Tax Band: D

Viewing

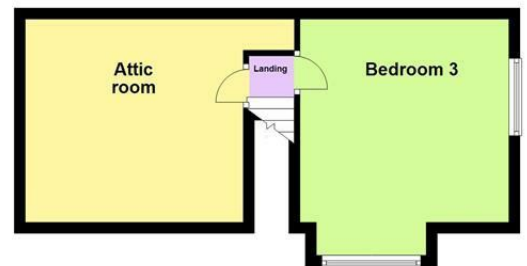
By appointment with R K Lucas & Son



Ground Floor

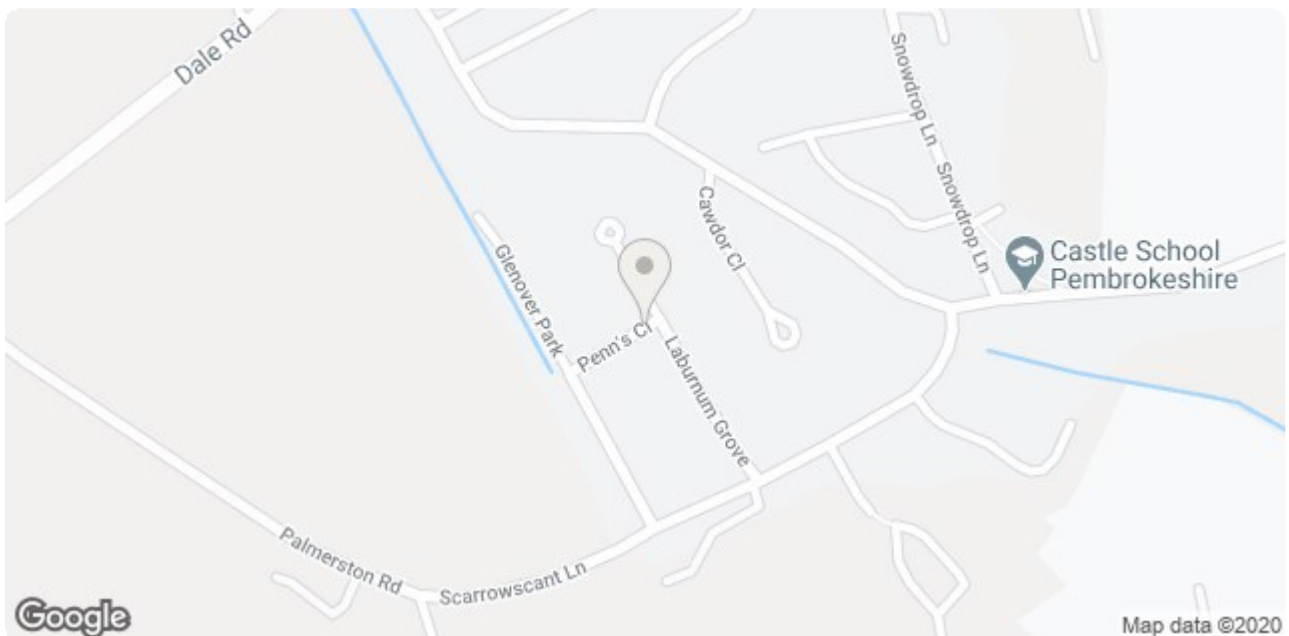


First Floor



Total area: approx. 135.6 sq. metres (1459.1 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ 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.