

49 City Road, Haverfordwest



Offers In Excess Of £100,000



R K Lucas & Son are pleased to offer to the market 49 City Road, a quaint, 2 bedroom terraced cottage that maintains its original character whilst benefitting from a variety of modern upgrades. The original cottage provides the reception rooms and bedrooms, whilst the extension to the rear houses the kitchen, utility room and shower room, with a further sunroom addition on the first floor.

The property is situated in a convenient central location within the County town of Haverfordwest, with all main amenities within walking distance.



**R K & son**  
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**Hall**  
uPVC double glazed entrance door, wood effect flooring, stairs to first floor landing

**Living Room**  
3.00m x 2.00m (9'10" x 6'7")  
uPVC double glazed sash style window to front, feature fireplace in decorative surround, 2 x alcoves, wood effect flooring

**Dining Room**  
3.10m x 2.75m (10'2" x 9'0")  
2 x alcoves with bespoke handmade timber units, wood effect flooring

**Kitchen**  
2.00m x 2.00m (6'7" x 6'7")  
Matching base and wall units with complimentary work surface, single drainer sink with mixer tap, freestanding Flavel oven/hob/grill, plumbing for slimline dishwasher, uPVC double glazed window to rear, tiled flooring

**Utility**  
2.00m x 2.00m (6'7" x 6'7")  
Tall storage unit, wall unit, work surface, plumbing for washing machine, tiled flooring, uPVC double glazed window and rear entrance door

**WC**  
Close coupled lavatory, hand basin, part tiled walls, under stairs storage, wood effect flooring

**Landing**  
Wood effect flooring, airing cupboard

**Bedroom 1**  
3.00m x 3.34m (9'10" x 10'11")  
Double bedroom with uPVC double glazed sash style window to front, wood effect flooring

**Bedroom 2**  
3.10m x 2.20m (10'2" x 7'3")  
Alcove with bespoke handmade timber unit, wood effect flooring, uPVC double glazed sliding door to ...

**Sun Room**  
2.00m x 2.00m (6'7" x 6'7")  
Wood effect flooring, uPVC double glazed windows and door with Juliet balcony overlooking the garden and townscape beyond

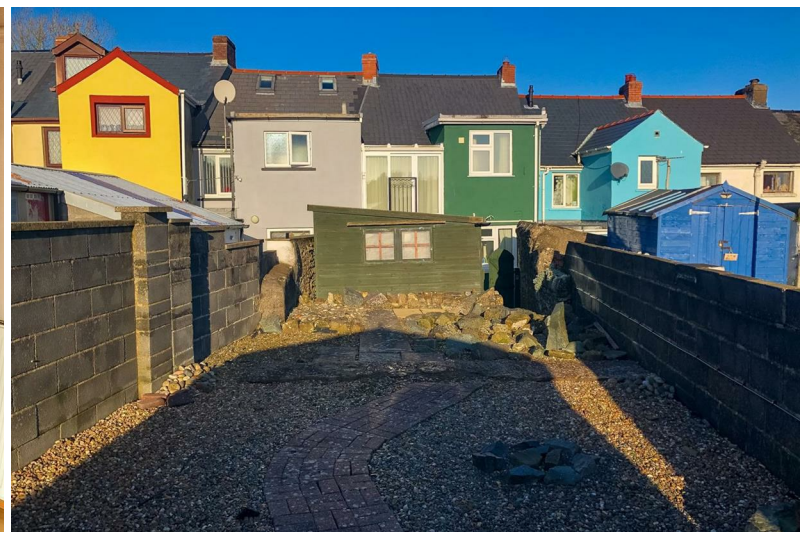
**Shower Room**  
Wet room style with mixer shower, close coupled lavatory,

pedestal hand basin, part tiled walls, wall mounted Ideal gas fired boiler, part-frosted uPVC double glazed window to rear

**Outside**  
A shared walkway runs behind a number of the properties on City Road, allowing rear access to the property. On the opposite side of the walkway is a fully enclosed, easy maintenance garden predominately of decorative gravel. There are 3 large timber sheds within the garden, all with power and lighting. The first shed, closest to the property, has been utilised as an office, the second as a gallery, and the third as a toolshed. Sheds 1 & 2 are insulated.

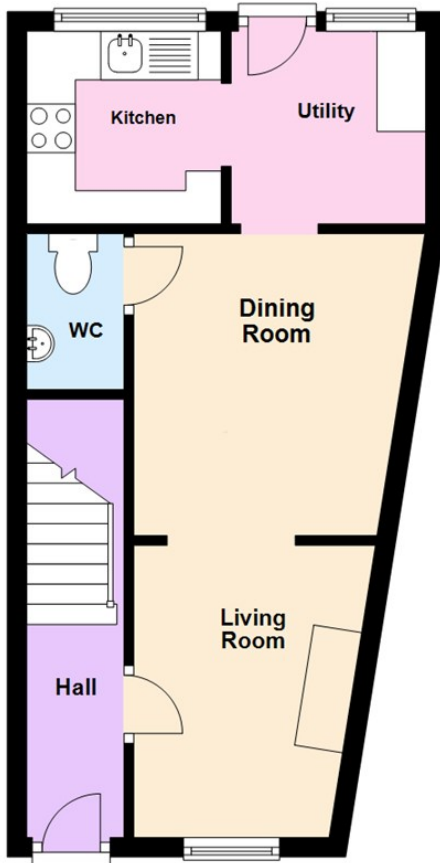
**General Notes**  
Services: All mains services connected  
Tenure: Freehold  
Local Authority: Pembrokeshire County Council  
Tax Band: C  
Chain: No onward chain

**Viewing**  
By appointment with R K Lucas & Son





## Ground Floor



## First Floor



Total area: approx. 61.8 sq. metres (665.5 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>		<b>86</b>
(69-80) <b>C</b>	<b>67</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>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.