

12 Prospect Place, Haverfordwest, SA61 2NF

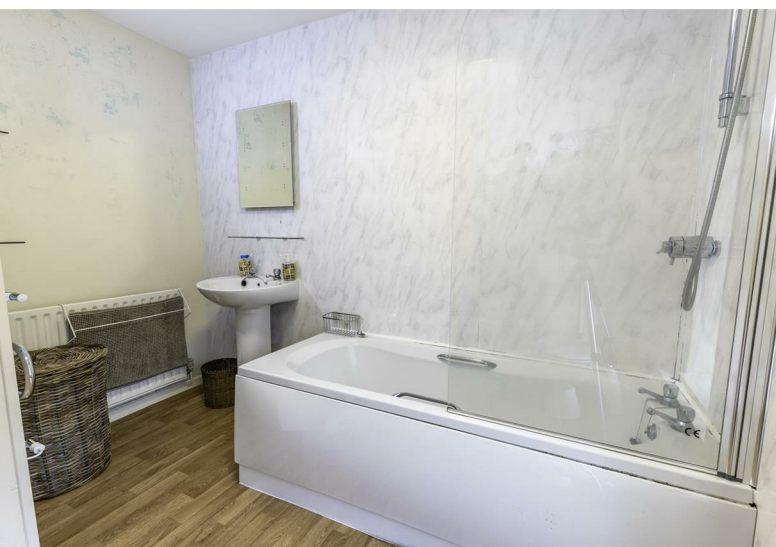


**Offers In Excess Of £120,000**



A well positioned, 3 storey, 3 bedroom end-terrace in the county Town of Haverfordwest. This home offers excellent opportunity for the first time purchaser or investment buyer. The property comprises a modern kitchen, lounge, 3 bedrooms and a bathroom together with an external utility space.

Renovated under a Grant several years ago with works including replacement of the chimney and roof. Easy walking distance to town and nearby amenities, this home is an attractive proposition for many home seekers and we would recommend early viewing.



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**RICS**







### **Porch**

Useful entrance porch with inner door to...

### **Lounge**

2.90m x 4.30m (9'6" x 14'1")

Main living room with uPVC window to front, radiator and fitted carpet. internal door to...

### **Kitchen**

3.00m x 4.30m (9'10" x 14'1")

Comprising an array of base and wall units with work surface, oven, plumbing for appliances and sink unit. Dual aspect windows, radiator and door to rear.

### **Landing**

With airing cupboard.

### **Bathroom**

2.90m x 2.50m (9'6" x 8'2")

Modern suite comprising bath with mixer shower and screen over, pedestal handbasin and close coupled lavatory.

### **Bedroom 1**

3.00m x 2.50m (9'10" x 8'2")

Front facing double bedroom with useful recess behind door for storage/wardrobes etc. Fitted carpet, radiator, uPVC window.

### **Landing**

Second floor area, well lit by rooflight.

### **Bedroom 2**

3.20m x 4.40m (10'6" x 14'5")

Front facing double bedroom into eaves with double roof lights, fitted carpet and radiator.

### **Bedroom 3**

2.20m x 2.60m (7'3" x 8'6")

Rear facing bedroom with roof light, fitted carpet and radiator.

### **Outside**

Immediately to the rear of the property is a court

yard with external utility room.

Significantly elevated above this, the boundary extends to incorporate a grassed area which was once enjoyed via steps. A similar access could be reinstated to make use of this area.

There is an area to the side which the family have been using for parking for over 50 years although we understand this is not within the title boundaries.

### **Additional information**

All mains services connected

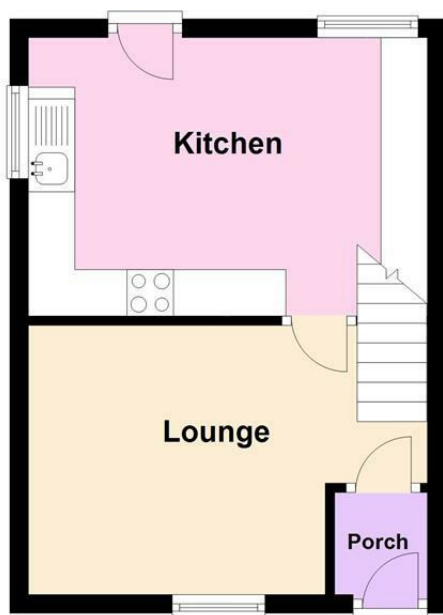
Tax Band C

Pembrokeshire County Council

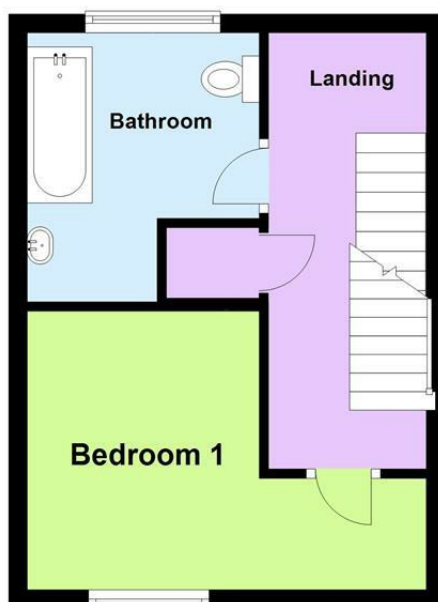
Viewing strictly by appointment with R K Lucas & Son and subject to Covid Regulations



## Ground Floor



## First Floor



## Second Floor






Total area: approx. 75.8 sq. metres (815.9 sq. feet)

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

**ON FOOT:** From our Haverfordwest office on Victoria Place walk towards Salutation Square, follow the pavement round to the left on the Corner of the County Hotel. Cross the dual carriage way section via the foot bridge. Take a left and the property will be found on the end of the terrace on the right hand side. **IN CAR:** From our Haverfordwest office continue up High Street, follow the one way system around the town, coming down Barn Street, cross over the mini roundabout towards the Morrison Roundabout. Take the 4th exit towards town, take a left off the dual carriage way and the property will be found on the corner to the right.

## 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>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.