



44 Tasker Way Haverfordwest, Pembrokeshire, SA61 1FB

Offers Over £235,000

- 3 Bedroom Detached House
- Walking Distance To Local Amenities
- Sought After Residential Area
- Garage, Off Road Parking & Enclosed Rear Garden
- Ideal First Time Buy And/Or Investment
- EPC Rating B

44 Tasker Way , Haverfordwest SA61 1FB

Situated in the county town of Haverfordwest, this immaculately presented three bedroom detached house presents an excellent opportunity for both first-time buyers and investors. The property is situated in a sought-after area, known for its friendly community and convenient amenities, making it an ideal choice for families and professionals alike.

Offering a spacious and inviting layout that maximises comfort and functionality, this property also boasts the convenience of garage and off-road parking, as well as enclosed rear garden.

This detached house is not just a home; it is a lifestyle choice, offering a blend of comfort, convenience, and potential. Whether you are looking to settle down in a welcoming community or seeking a promising investment opportunity, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home in Haverfordwest.



Council Tax Band: D



Property

44 Tasker Way is a 3 bedroom detached house benefitting from off road parking, garage and enclosed rear garden. This modern and spacious accommodation briefly comprises entrance hallway, cloakroom, living room, kitchen/dining room and utility room to the ground floor with 3 bedrooms, one with an en suite shower room, and bathroom to the first floor.

Location

Tasker Way is a sought after residential development situated within close proximity to the town centre of Haverfordwest and its local amenities which include supermarkets, transport links, restaurants, public houses, hospital, sports and leisure facilities, Pembrokeshire College and primary and secondary schools. The property is in easy walking distance of Haverfordwest's racecourse which accommodates cricket pitches, football pitches, one and a quarter miles of all weather walkways, many acres of woodland and acres of grassland which has proven popular with dog walkers, families and active runners.

Directions

Take the B4327, Dale Road, out of Haverfordwest, passing the cricket club and turning left at the crossroads. Proceed until reaching the right hand turn into Tasker Way and follow the road to number 44.

Entrance Hallway

Window to side. Stairs to first floor landing. Under stairs storage cupboard. Door to

Cloakroom

5'6 (max) x 2'9 (max)

Sloping ceiling. Wash hand basin. W/C. Heated towel radiator.

Living Room

12'11 (max) x 12' (max)

Window to front. Radiator.

Kitchen/Dining Room

Window to rear and French door to rear enclosed garden. Range of wall and base units with work surface over. Integrated oven and hob with extractor fan over. Breakfast bar. Stainless steel sink with drainer. Radiator. Door to

Utility Room

5'7 x 3'4

Obscure glazed door to side. Range of wall and base units with work surface over. Space and plumbing for washing machine. Door to storage cupboard.

First Floor Landing

Radiator. Storage cupboard. Loft access. Door to

Bedroom

9'6 x 8'

Window to rear. Radiator.

Bedroom

12'11 x 10'7

Window to front. Radiator. Door to

En Suite Shower Room

5'10 (max) x 5'9 (max)

Obscure glazed window to front. Shower cubicle.

Wash hand basin and W/C. Partially tiled walls.

Heated towel radiator.

Bathroom

6'12 (max) x 6'1 (max)

Obscure glazed window to side. Suite comprising bath, wash hand basin and W/C. Partially tiled walls.

Heated towel radiator.

Bedroom

9'7 x 9'6

Window to rear. Radiator.

Externally

To the side of the property is a driveway allowing off road parking for two vehicles leading up to a single garage. To the rear of the property is an enclosed garden laid mostly to lawn, patio and artificial grass split over two levels.

Tenure

We are advised the property is Freehold.

Services

Mains gas, electricity, water and drainage

Viewings

Strictly by appointment through Town, Coast & Country Estates office.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

General Information
General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.