



## 121 Kensington Gardens, Haverfordwest, Pembrokeshire, SA61 2SF

£270,000

- 4 Bedroom Town House
- Garage & Off Road Parking
- No Onward Chain
- Spacious Accommodation
- Enclosed Rear Courtyard Garden
- EPC Rating C

# 121 Kensington Gardens, Haverfordwest SA61 2SF

A 4 bedroom mid terrace townhouse situated in a popular residential development within walking distance of Haverfordwest town centre and all its local amenities. Benefitting from off road parking, garage, enclosed low maintenance rear courtyard garden with steps accessing the first and second floors.



Council Tax Band: E



## Property

121 Kensington Gardens is a modern & spacious townhouse situated in the sought after residential development within easy walking distance to the town centre of Haverfordwest and all its local amenities. The accommodation briefly comprises entrance hall to the ground floor, utility room and kitchen/dining room to the first floor, living room and bedroom to the second floor, 2 bedrooms and bathroom to the third floor, loft bedroom and en suite shower room to the fourth floor. Benefitting from garage, off road parking to the front and an enclosed rear courtyard garden to the rear.

## Location

Kensington Gardens is a popular residential development site in the historic county town of Haverfordwest within walking distance to all its local amenities. The beautiful Pembrokeshire coast is approximately 6 miles to the south-west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale approximately 8 miles to the northwest. The picturesque Pembrokeshire Coastal Path gives miles of wonderful walks on which to enjoy the stunning coastline.

## Directions

From our office, proceed up the High Street and Dew Street, follow the one way system along Albert Street and down Barn Street. Turn left at the mini roundabout up into City Road and fork left after 400 yards into Rackhill Terrace. The entrance to Kensington Gardens is at the end of Rackhill Terrace.

Property is approached via a paved driveway to panelled entrance door to

## Entrance Hall

Stairs to

## First Floor Landing

French door to front leading to balcony. Stairs to second floor. Door to

## Utility Room

10'4 (max) x 6'2 (max)

Partially glazed door leading to rear external. Base units with work surface over. Storage cupboards housing wall mounted gas boiler. Stainless steel sink with drainer. Space and plumbing for washing machine. Radiator.

## Kitchen/Dining Room

27'9 x 19'7

Open plan. French doors to front. Window to rear. Range of wall and base units with work surface over. Stainless steel sink with drainer. Integrated fridge/freezer, oven and gas hob with extractor over. Radiator.

## Second Floor Landing

Partially glazed door to rear external. Under stairs storage. Stairs leading to third floor. Radiator. Door to

## Living Room

17'1 (max) x 16'4 (max)

Windows to front. Radiator.

## Bedroom

9'10 x 8'9

Window to rear. Radiator

## Third Floor Landing

Door and stairs leading to loft bedroom. Window to rear. Door to

## Bedroom

16'6 x 11'5

Window to front. Radiator.

## Bathroom

9'10 x 6'2

Fully tiled. Suite comprising bath, wash hand basin and w/c. Shower cubicle. Heated towel radiator.

## Bedroom

9'10 x 7'10

Window to rear. Radiator.

## Loft Bedroom

16'7 (max) x 16'4

Velux windows to rear and front. Under eaves storage. Sloping ceiling. Radiator. Door to

## En Suite Shower Room

7'1 x 3'2

Velux window to rear. Wash hand basin and w/c. Shower cubicle. Sloping ceiling.

## Externally

To the front of the property is a paved area of off road parking with access to garage. To the rear is a courtyard garden with steps accessing both 1st and 2nd floor landings.

## Garage

26'4 x 16'6

Electricity and water. Base units with work surface over. Stainless steel sink and drainer. Tiled splashback. Door to cloakroom with wash hand basin and w/c.

## Tenure

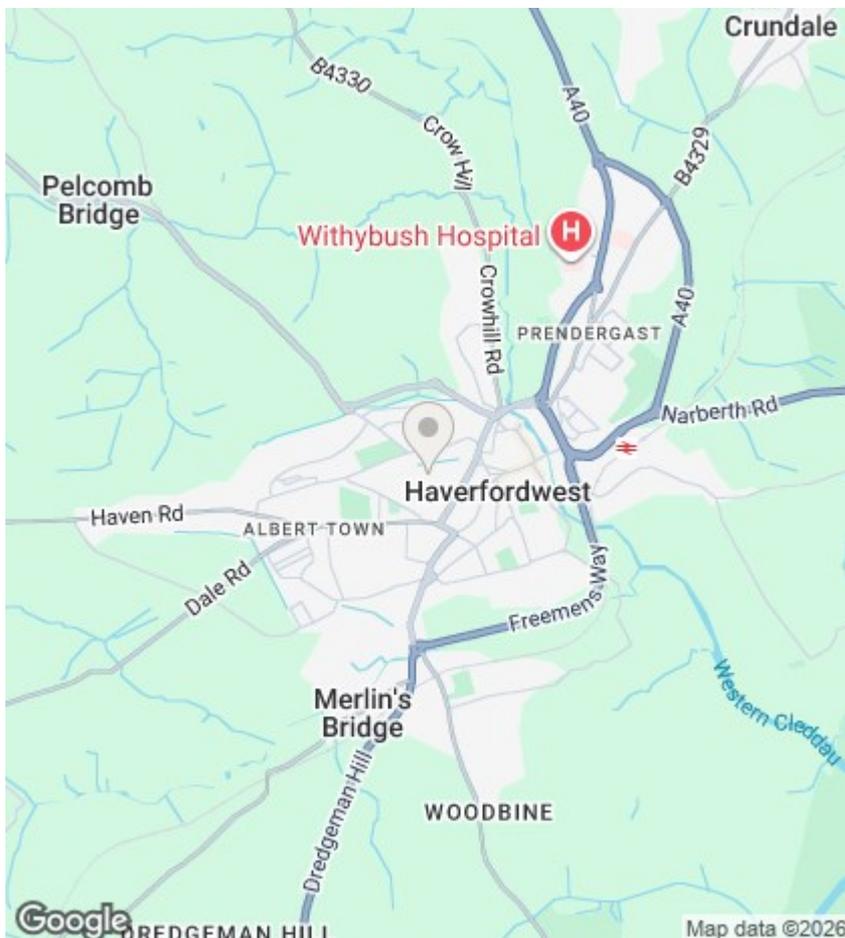
Freehold.

## Services

Mains Electricity, Gas, Water and Drainage.

## Viewings

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



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            | <b>76</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 |           |

#### 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.