



108 Kensington Gardens, Haverfordwest, Pembrokeshire, SA61 2SF

£280,000

- Modern & Spacious New Build
- Off Road Parking & Enclosed Rear Garden
- Sought After Residential Development
- 4 Bedroom Townhouse
- 10 Year NHBC Warranty
- EPC Rating B

108 Kensington Gardens, Haverfordwest SA61 2SF

BRAND NEW MODERN, SPACIOUS TOWN HOUSE

Kensington Gardens is a popular residential development within the historic county town of Haverfordwest, situated within easy walking distance to the town centre and its local amenities. 108 Kensington Gardens is a 4 bedroom new build mid terraced townhouse finished to a high standard boasting modern and spacious living. Benefitting from off road parking, enclosed rear garden and 10 Year NHBC warranty.



Council Tax Band: New Build



Property

108 Kensington Gardens is a brand new stylish 4 bedroom mid terraced town house situated in a sought after residential development. The spacious accommodation briefly comprises kitchen/dining room, utility room and cloakroom to the ground floor, living room and bedroom to the first floor, 2 bedrooms and bathroom to the second floor and bedroom with en suite shower room to the third floor. Externally there is a driveway offering off road parking to the front and to the rear an enclosed garden.

Location

Kensington Gardens is situated walking distance to the town centre's amenities. The county town of Haverfordwest has numerous facilities which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, leisure centre/swimming pool, cinema, restaurants and pubs. The 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.

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 on the left hand side at the end of Rackhill Terrace.

Property is approached via block paved driveway offering off road parking two vehicles to paneled entrance door to

Entrance Hall

Stairs to first floor landing. Door to

Kitchen/Dining Room

French doors to front and rear external. Range of wall and base units with soft closing drawers and work surface over. Under cabinet lighting. Breakfast bar. 1 1/2 sink with drainer and mixer tap. Integrated appliances including electric oven and hob with extractor over, microwave, dishwasher and fridge freezer. Downlights. Radiator. Door to cloakroom and door to

Utility Room

Partially glazed door to rear external. Range of wall and base units with work surface over. Storage

cupboards housing wall mounted gas boiler. Sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Downlights. Radiator.

Cloak Room

Sloping ceiling. Wash hand basin and w.c. Downlights.

First Floor Landing

Window to rear. Radiator. Under stairs storage. Stairs to second floor. Door to

Living Room

Window and French doors with Juliet balcony to front. Radiator.

Bedroom

Window to rear. Radiator.

Second Floor Landing

Window to rear. Fire door and stairs to third floor. Radiator. Door to

Bedroom

Windows to front. Radiator.

Bathroom

Suite comprising bath, wash hand basin and w/c. Double shower cubicle with shower over. Towel radiator. Fully tiled. Down lights.

Bedroom

Window to rear. Radiator.

Loft Bedroom

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

En Suite Shower Room

Velux window to front. Wash hand basin and w/c. Shower cubicle with shower over. Fully tiled. Down lights.

Tenure

Freehold.

Services

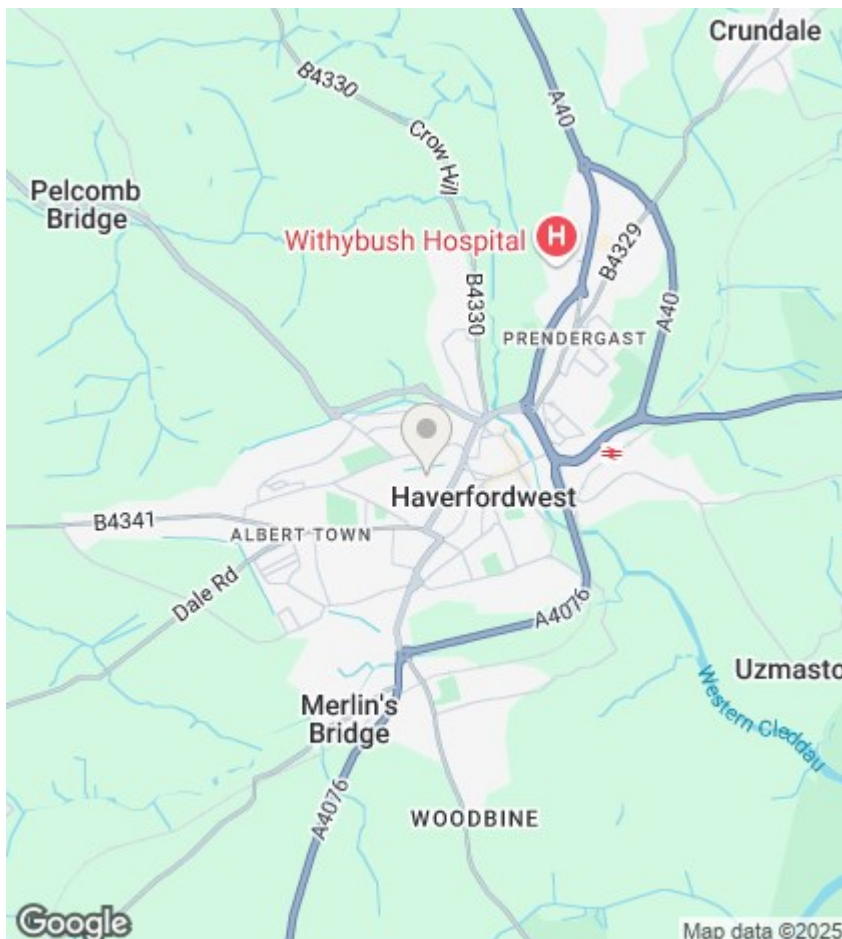
Mains Electricity, Gas, Water & Drainage.

Viewings

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

Agent's Notes

Please note this property is being sold on behalf of an associate of Town, Coast & Country Estates. Pictures are of a similar property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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.