



13 Tasker Way, Haverfordwest, Pembrokeshire, SA61 1FB

Offers In Excess Of £220,000

- 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

13 Tasker Way, Haverfordwest SA61 1FB

Situated in the sought after residential area of Tasker Way, Haverfordwest, this modern detached house offers a perfect blend of contemporary living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The modern design and quality finishes throughout the home create an inviting atmosphere, making it easy to envision your life here.

With its prime location in Haverfordwest, you will find yourself within easy reach of local amenities, schools, and beautiful countryside, making it an excellent choice for those who appreciate both convenience and tranquillity. This property is a wonderful opportunity for anyone looking to settle in a modern, well-appointed home.



Council Tax Band: D



Property

13 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 porch, living room, cloakroom, kitchen/dining 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 no.13 can be found on your left hand side.

The property is approached via an area of off road parking to step up and partially obscure glazed entrance door to

Porch

4'9 x 3'6
Radiator. Door to

Living Room

15'5 x 10'4
Window to front. Radiator. Partially glazed door to

Hallway

Turning stairs to first floor landing. Door to

Cloakroom

Wash hand basin & W/C.

Kitchen/Dining Room

18'8 x 7'10
Window and French doors to rear external. Door to storage cupboard. Range of wall and base units with work surface over. Integrated electric oven, hob with extractor over, fridge/freezer, dishwasher and washer/dryer. Stainless steel 1 1/2 bowl sink.

First Floor Landing

Window to side. Radiator. Loft access. Door to storage. Door to

Bedroom

9'10" x 7'2"
Window to rear. Radiator.

Bedroom

10'10 x 8'7
Window to rear. Radiator.

Bathroom

8'7 x 6'9
Obscure glazed window to side. Bath with shower over, wash hand basin and W/C. Partially tiled walls. Towel radiator.

Bedroom

18'11 x 9'0
Windows to front. Radiator. Door to

En Suite Shower Room

Obscure glazed window to side. Shower cubicle, wash hand basin and W/C. Partially tiled walls. Towel radiator.

Garage

Up and over door to the front. Electricity.

Externally

To the front is an area of off road parking leading to the garage and to the rear is an enclosed garden laid mainly to lawn.

Tenure

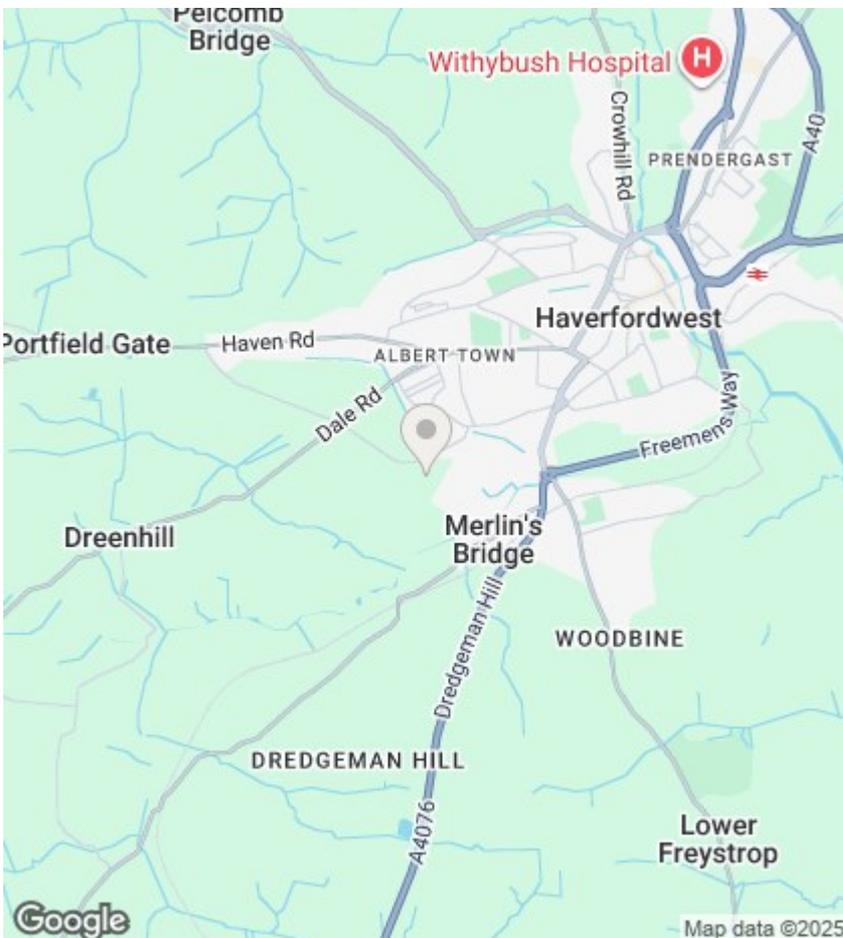
We are advised the property is freehold.

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		82	
(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.