



107 Kensington Gardens, Haverfordwest, Pembrokeshire, SA61 2SF

£230,000

- *BRAND NEW HOUSES*
- Finished To A High Standard
- Spacious 3 Bedroom Townhouse
- Modern Design
- Off Road Parking & Rear Courtyard Garden
- 10 Year NHBC Warranty

107 Kensington Gardens, Haverfordwest SA61 2SF

LAST 3 BEDROOM AVAILABLE OF THE BRAND NEW MODERN, SPACIOUS TOWN HOUSES

107 Kensington Gardens is a 3 bedroom townhouse benefitting from 10 year NHBC warranty, off road parking & rear courtyard garden. Finished to high specification situated in a popular residential development within walking distance of the town centre amenities.



Council Tax Band: New Build



Property

A brand new modernly designed 3 bedroom townhouse with spacious open plan living area on the ground floor and sprinkler system installed throughout. Benefitting from off road parking and enclosed courtyard garden. Situated in the popular residential development site of Kensington Gardens and within walking distance to the town centre of Haverfordwest and its amenities.

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.

The property is approached via block paved driveway offering off road parking for two vehicles and paneled entrance door into

Entrance Hall

Stairs to first floor landing. Door to

Living Room/Kitchen/Dining Room

OPEN PLAN Windows to front and rear. Door to rear external. Range of wall and base units with work surface over. 1 1/2 sink with drainer and mixer tap. Integrated appliances including electric oven and hob with extractor over, microwave, fridge freezer, dishwasher and washing machine. Innovate stratex flooring. Radiator. Door to

Cloakroom

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

First Floor Landing

Window to rear. Door and stairs to second floor. 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. Tiled walls and Innovate Stratex flooring. 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. Tiled walls and Innovate Stratex flooring. Down lights.

Externally

To the front of the property is a block paved driveway allowing space for off road parking and to the rear is a low maintenance courtyard garden.

Tenure

Freehold

Services

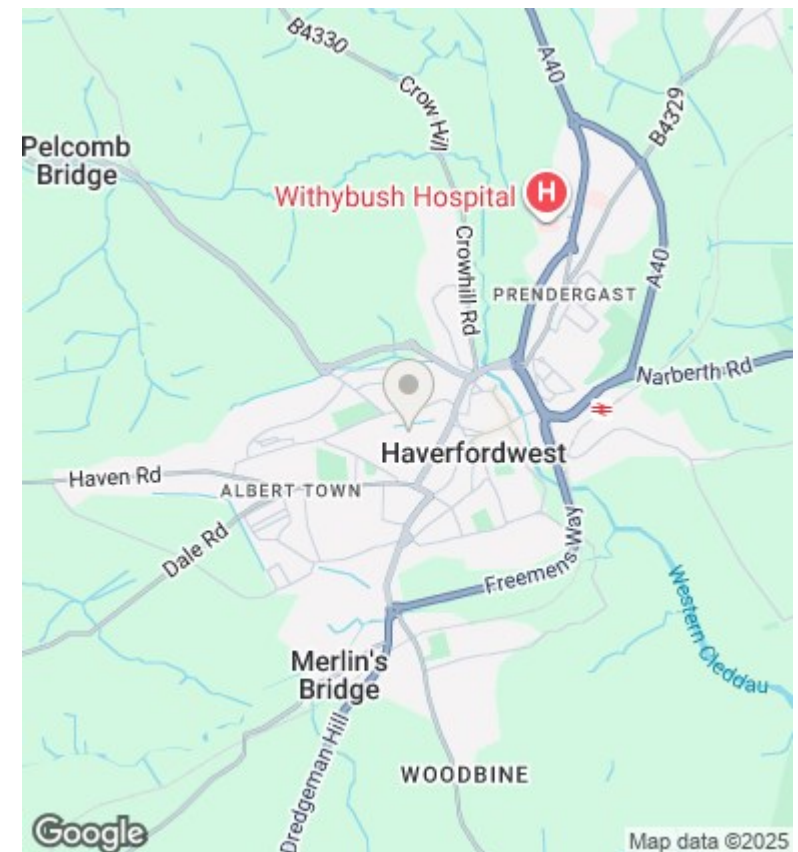
Mains Electricity, Gas, Water & Drainage.

Viewings

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

Agents Notes

Please note that these properties are being sold on behalf of an associate of Town Coast & Country Estates. The bathroom and kitchen layout may be subject to change. Plans are for illustration purpose only.



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.

Viewings

Viewings by arrangement only. Call 01437 765522 to make an appointment.

Council Tax Band

New Build

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(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	