



House - Townhouse (EPC Rating: B)

**106 KENSINGTON GARDENS, HAVERFORDWEST,
PEMBROKESHIRE, SA61 2SF**

£280,000

 Selling Property Since 1890
evansroach

 4  2  2  B

4 Bedroom House - Townhouse located in Haverfordwest

BRAND NEW MODERN, SPACIOUS TOWN HOUSES

4 Bedroom Town Houses Benefitting From Off Road Parking & Enclosed Rear Garden. Finished To High Specification Situated In A Popular Residential Development Within Walking Distance Of The Town Centre Amenities. 10 Year NHBC Warranty.

£2,000 RESERVATION FEE *BRAND NEW MODERN, SPACIOUS TOWN HOUSES*

4 Bedroom Town Houses Benefitting From Off Road Parking & Enclosed Rear Garden. Finished To High Specification Situated In A Popular Residential Development Within Walking Distance Of The Town Centre Amenities. 10 Year NHBC Warranty.

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

Entrance Hallway

Stairs to first floor landing. Door to

Kitchen/Dining Room

26'5 (max) x 13'0 (max)

French doors to front and rear external. Range of wall and base units with soft closing drawers and work surface over. Under cabinet lightning. 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

11'11 x 5'4

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.

Cloakroom

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

17'4 (max) x 16'7

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

Bedroom

9'8 x 8'8

Window to rear. Radiator.

Second Floor Landing

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

Bedroom

16'7 x 10'4

Windows to front. Radiator.

Bathroom

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

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

Bedroom

9'8" x 9'5"

Window to rear. Radiator.

Loft Bedroom

16'7 (max) x 16'3 (max)

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

En Suite Shower Room

8'5 (max) x 3'2 (max)

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



Externally

At the front of the property is a block paved driveway allowing space for off road parking for two vehicles. To the rear is an enclosed garden with patio area and steps down to area laid to lawn.

Tenure

Freehold.

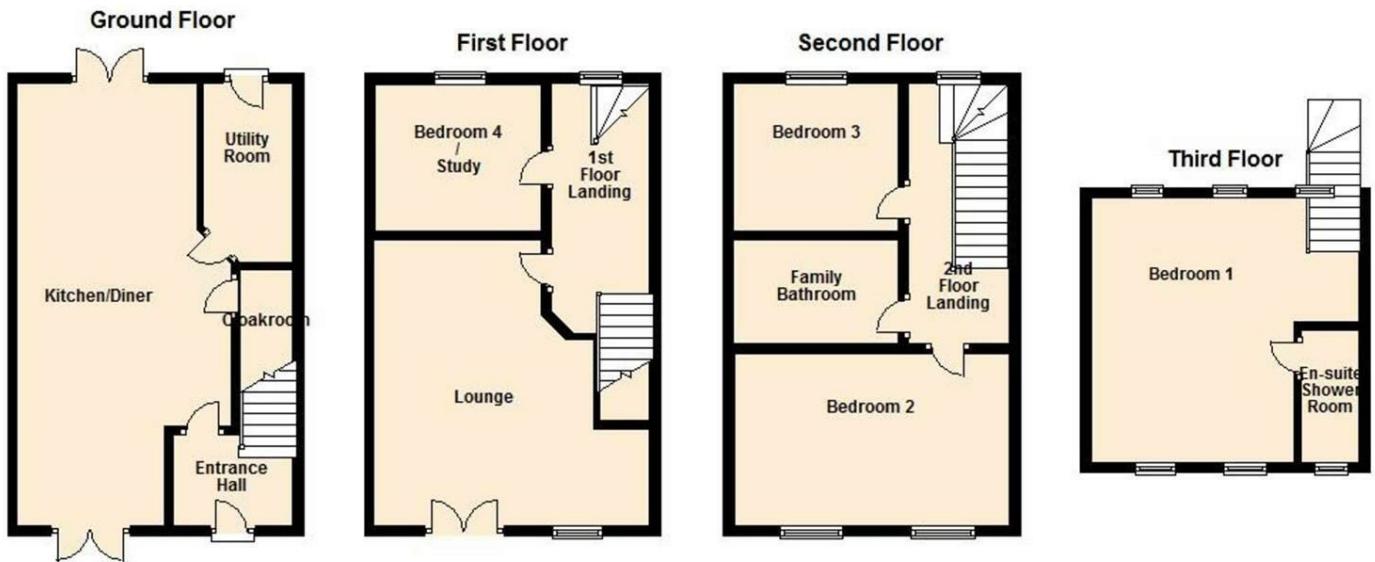
Services

Mains Electricity, Gas, Water & Drainage.

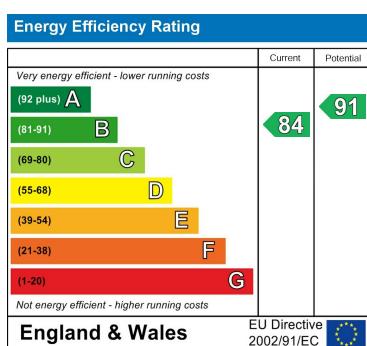
Agent's Notes

Please note that these properties are being sold on behalf of an associate of Evans Roach.





Council Tax Band
New Build
 Energy Performance Graph



Call us on
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www.evansroach.com

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.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.