



## 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

**\*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**

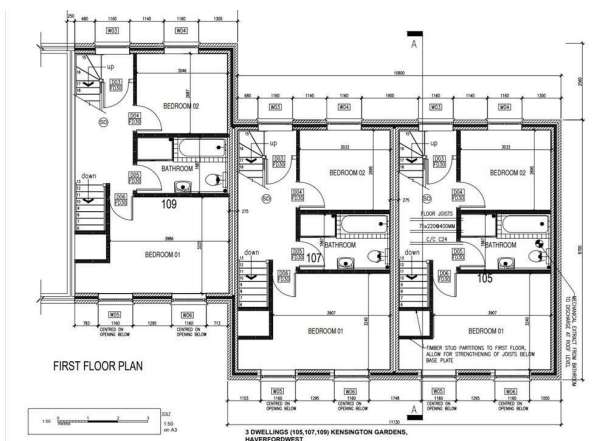
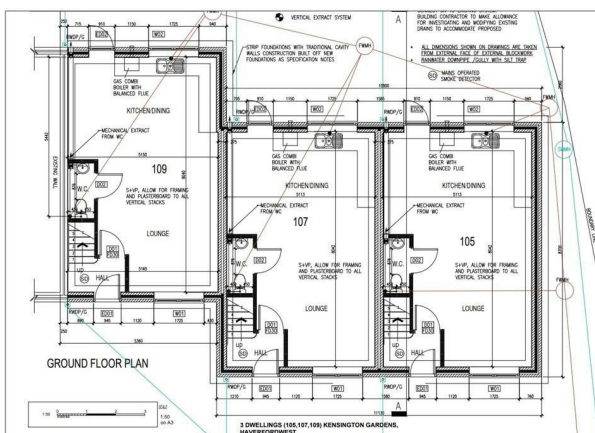
Mains Electricity, Gas, Water & Drainage.

### **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

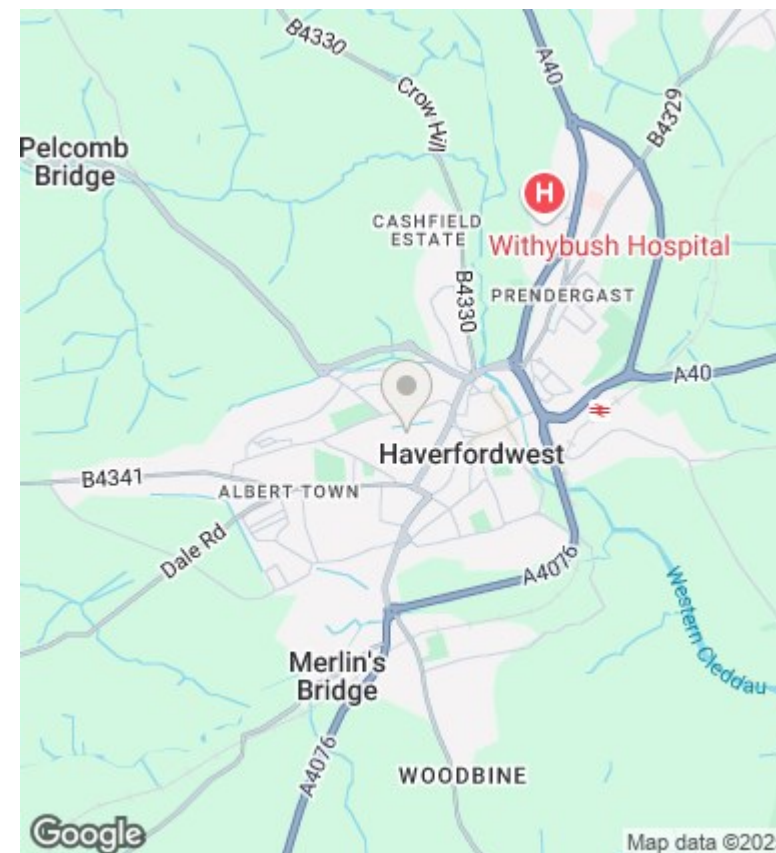
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## Viewings

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) <b>A</b>		
(81-91) <b>B</b>	85	87
(69-80) <b>C</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		
England & Wales	EU Directive 2002/91/EC	