



## 105 Kensington Gardens, Haverfordwest, Pembrokeshire, SA61 2SF

£235,000

- \*BRAND NEW HOUSES\*
- Off Road Parking & Rear Courtyard Garden
- 10 Year NHBC Warranty
- Spacious, Modern 3 Bedroom End Terraced Townhouse
- Sought After Residential Development
- EPC Rating B

# 105 Kensington Gardens, Haverfordwest SA61 2SF

**\*BRAND NEW MODERN, SPACIOUS TOWN HOUSES\***

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. 105 Kensington Gardens is a 3 bedroom new build townhouse finished to a high standard boasting modern and spacious living. Benefitting from off road parking, enclosed rear garden, sprinkler system throughout and 10 Year NHBC warranty.



Council Tax Band: New Build



## Property

A brand new modernly designed 3 bedroom end terraced townhouse with spacious open plan living area on the ground floor and sprinkler system installed throughout. Benefitting from off road parking and 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/Dining Room/Kitchen

\*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 pedestrian path leading to the rear low maintenance courtyard garden.

## Tenure

Freehold.

## Services

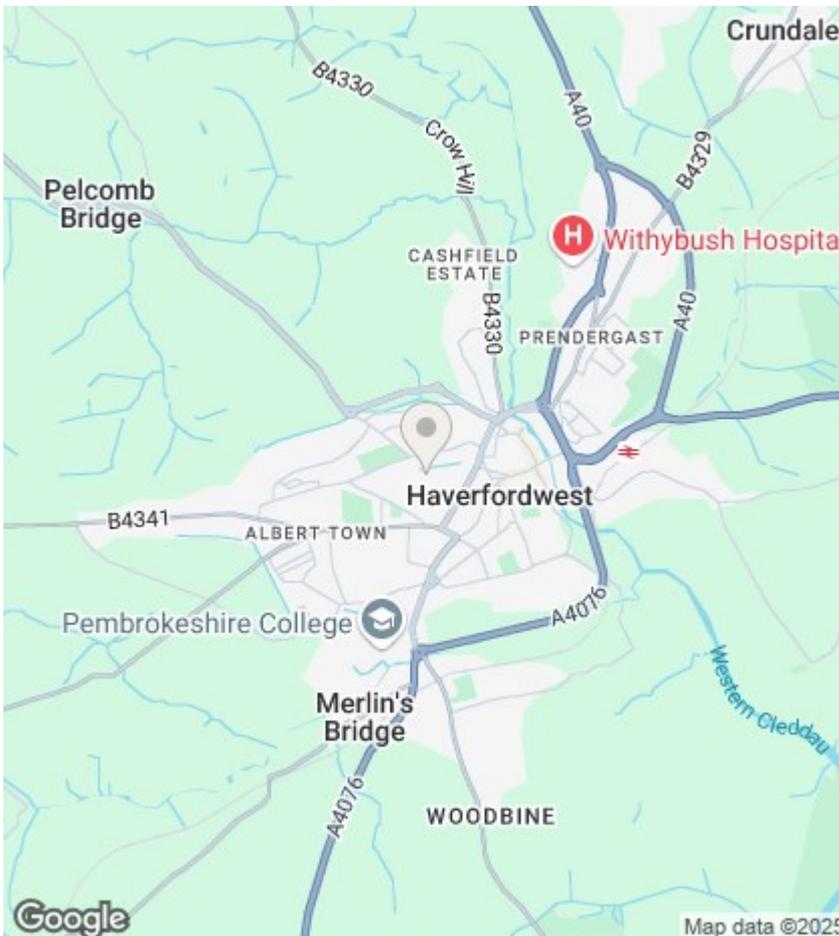
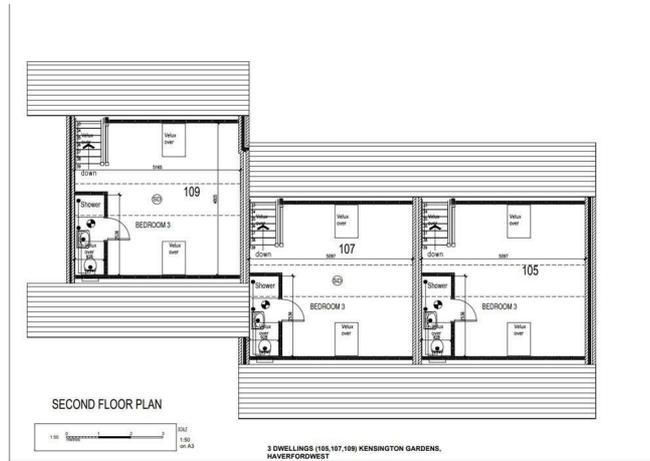
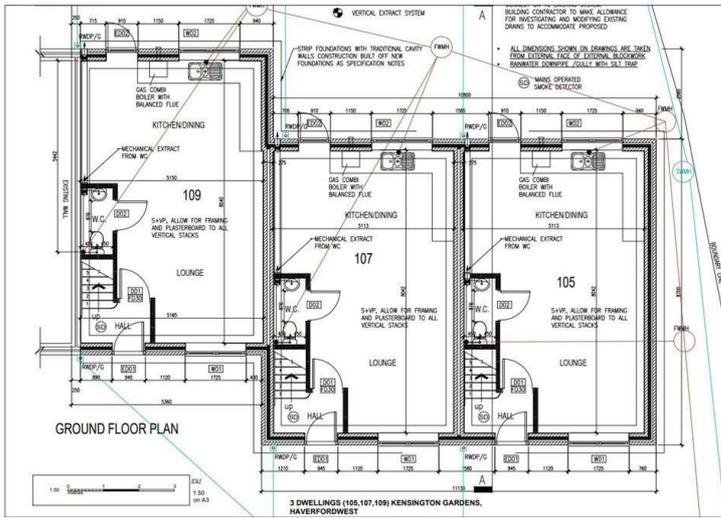
Mains Electricity, Gas, Water & Drainage.

## Viewings

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

## Agent's Notes

Please note that these properties are being sold on behalf of an associate of Evans Roach. The bathroom and kitchen layout may be subject to change. Plans are for illustration purpose only. Pictures are of a similar property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>87</b>
(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		
<b>England &amp; Wales</b>	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.