



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

£270,000

- 5 Bedroom Spacious Town House
- Sought After Residential Development
- Ideal Investment
- Garage, Off Road Parking & Rear Courtyard Garden
- No Onward Chain
- EPC Rating C

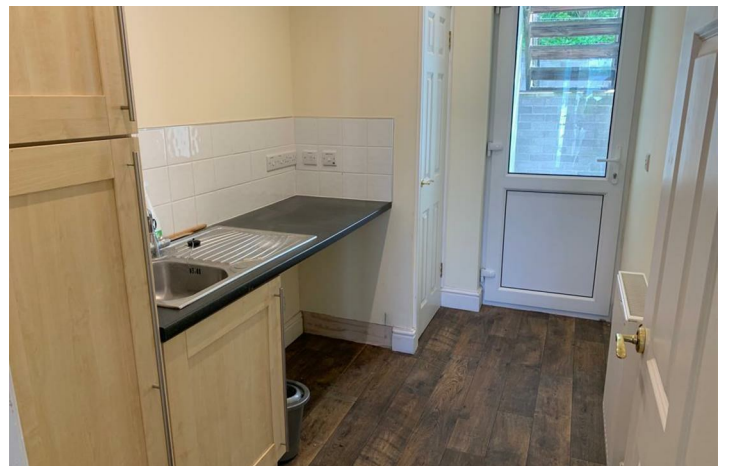
# 115 Kensington Gardens, Haverfordwest SA61 2SF

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. 115

Kensington Gardens is a modern and spacious 5 bedroom town house benefitting from off road parking, garage and low maintenance courtyard garden. With no onward chain this property would be ideal as a first time buy, investment or for growing households.



Council Tax Band: E





## Property

115 Kensington Gardens is a modern 5 bedroom townhouse situated in a sought after residential development site in Haverfordwest within easy walking distance to all local amenities. The spacious accommodation briefly comprises; 5 bedrooms, one with en suite shower room, 2 reception rooms, fitted kitchen with integrated appliances, utility room and bathroom. Benefitting from a low maintenance enclosed rear courtyard garden, garage and off road parking this property would be ideal for a growing household and/or as an investment.

## Location

Kensington Gardens is a sought after residential development site within a short distance to the centre of the historic county town of Haverfordwest. Haverfordwest has a range of amenities including hospital, doctors' surgeries, schools, college, leisure centre and a variety of shops in the town and the outlying retail parks. With local railway station and easy access to the M4 corridor, the centre of Haverfordwest is dominated by the Western Cleddau and the castle that towers above it. 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.

Property is approached via a paved driveway to panelled entrance door to

## Entrance Hallway

Stairs to

## First Floor Landing

French doors leading to front balcony. Stairs to second floor landing. Door to

## Utility Room

10'4 (max) x 6'2 (max)

Partially glazed door to rear external. Base units with work surface over. Storage cupboard housing wall mounted gas boiler. Stainless steel sink and drainer. Space and plumbing for washing machine. Radiator.

## Kitchen/Dining Room

27'9 x 19'7

Open plan. French doors to front balcony. Window to rear. Range of wall and base units with work surface over. Stainless steel sink with drainer. Integrated fridge/freezer, electric oven and gas hob with extractor over. Radiator.

## Living Room

17'1 (max) x 16'4 (max)

Windows to front. Radiator.

## Bedroom

9'10 x 8'9

Window to rear. Radiator.

## Third Floor Landing

Door and stairs leading to loft bedroom. Window to rear. Door to

## Bedroom

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

Window to front. Radiator.

## Bedroom

13'1 (max) x 11'5 (max)

Window to front. Radiator.

## Bathroom

9'10 x 6'3

Fully tiled. Suite comprising bath, wash hand basin and w/c. Shower cubicle. Heated towel radiator.

## Bedroom

10' x 7'10

Window to rear. Radiator.

## Loft Bedroom

16'6 (max) x 16'4

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

## En Suite Shower Room

7'1 x 3'2

Velux window to rear. Wash hand basin and w/c. Shower cubicle. Sloping ceiling.

## Externally

To the front of the property is a paved area of off road parking with access to garage. To the rear is a courtyard garden with steps accessing both 1st and 2nd floor landings.

## Garage

26'4 x 16'6

Electricity and water. Base units with work surface over. Stainless steel sink and drainer. Tiled splashback. Door to cloakroom with wash hand basin and w/c.

## Services

Mains Electricity, Gas, Water and Drainage.

## Tenure

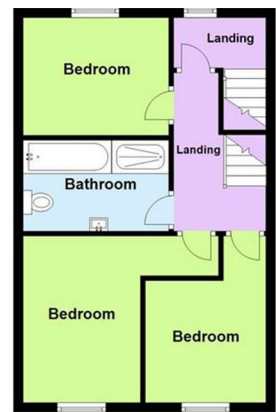
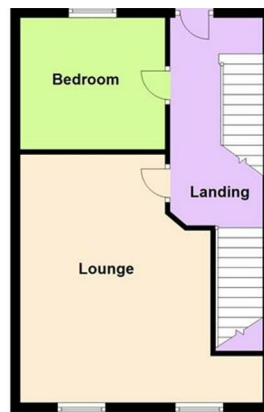
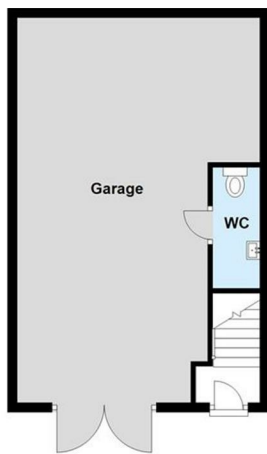
Freehold.

## Viewings

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

## Agent's Notes

Please note this property is being sold on the behalf of an associate of Town Coast & Country Estates. Some pictures are of a similar property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	83
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.