



14 Tudor Gardens, Haverfordwest, SA61 1LB

**Offers In The Region Of £240,000**

- \*Detached Family Home
- \*Off Road Parking
- \*Large Conservatory
- \*Well maintained internally and externally
- \*Popular Location

### Entrance Hallway

Property entered via PVC part obscure door, stairs leading to first floor landing, radiator, doors to lounge and kitchen/diner.

### Lounge 15'7 x 14'2 (4.75m x 4.32m)



Double glazed windows to fore and rear of the room, double glazed French doors leading through to conservatory, radiators, wall light.

### Conservatory 10'2 x 13'9 (3.10m x 4.19m)



A large conservatory with tinted roof, windows to the rear and sides, wood effect flooring, step down to the French doors leading out to rear garden space.

### Kitchen/Diner 15'6 x 8'0 (4.72m x 2.44m)



Double glazed windows to fore and side, Part obscure pvc door to side, a range of wall mounted wall and base units with wood effect work surface over, tiled splash back, free standing Range cooker with extractor fan over, space for white goods, plumbing for washing machine, stainless steel sink and drainer with mixer tap over, vinyl flooring, wall mounted combi boiler.

### First Floor Landing 7'9 x 9'3 (2.36m x 2.82m)

Double glazed window overlooking rear garden space, loft hatch, doors leading off to:

### Bedroom 1 8'7 x 10'11 (2.62m x 3.33m)



Double glazed window to fore, radiator, fitted cupboard and wardrobe space.

### Bedroom 2 7'4 x 9'8 (2.24m x 2.95m)



Double glazed window to fore, radiator, fitted cupboard and wardrobe space.

### Bedroom 3 6'7 x 7'7 (2.01m x 2.31m)

Double glazed window to the rear, radiator.

### Bathroom 7'4 x 9'8 (2.24m x 2.95m)



Obscure double glazed window to rear, low level w.c, wash hand basin, bath with mixer taps, shower head and glass shower screen, partly tiled walls, wall mounted chrome heated towel rail, vinyl to floor.

### Externally



To the fore of the property is a large off road parking area, with gated side access to the rear garden space.

To the fore and side of the property is a low maintenance garden space laid to decorative stones, fully enclosed and private with some mature shrubbery. Also a perfect outside dining/entertaining area in the warmer months.

### Services

we are advised mains services are connected.

## Floor Plan



Floor 0



Floor 1

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(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	

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