

13 Jockey Fields, Haverfordwest, SA61 2PN

**Offers In Excess Of £130,000**

- Ideal FTB/Investment
- Walking Distance To Town Centre
- Close To Schools
- Bus Routes Nearby
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- Close To Local Amenities

## Description

13 Jockey Fields, is a 3 bedroom semi-detached house located in the popular area of Prendergast. This property would make either an ideal investment or a lovely family home. The property is located close to the centre of Haverfordwest, which benefits from a Hospital, Train and Bus Stations with multiple links across the Country, Supermarkets, Doctor Surgeries and dentists all within walking distance. A Primary School and the newly built Haverfordwest Secondary School are just around the corner.

## Entrance Hall

uPVC door with obscure double-glazed window, giving access to the entrance hall. Carpeted, light fitting, radiator. Access to upstairs and access to;

## Living Room 15'8 x 12'5 (4.78m x 3.78m)

Spacious and homely family living room, comprising wooden flooring, uPVC double-glazed window to the front elevation, electric fireplace upon stone hearth and block stone surround with wooden mantel and wooden shelving surround. Radiator, light fitting, access to;

## Kitchen/Diner 12'5 x 10'3 (3.78m x 3.12m)

Kitchen/Diner, comprising a range of base and wall units, with integrated electric oven, ceramic hobtop, overhead extractor and light. Stainless steel sink & drainer, breakfast bar, plumbing for washing machine, uPVC window to rear elevation, wood flooring, strip light and radiator. Access to;

## Larder 6'2 x 3'0 (1.88m x 0.91m)

Useful larder store, comprising shelving throughout, wood flooring and obscure uPVC double-glazed window.

## Landing

## Bedroom One 12'3 x 10'11 (3.73m x 3.33m)

Double bedroom, front-facing uPVC double-glazed window, carpet, recessed airing cupboard, light fitting, radiator.

## Bedroom Two 10'4 x 10'3 (3.15m x 3.12m)

Double bedroom, rear-facing uPVC window, light fitting and radiator.

## Bedroom Three 8'9 x 7'10 (2.67m x 2.39m)

A sizeable single bedroom, uPVC double-glazed window to the side elevation. Carpeted, recessed storage cupboard, radiator, light fitting.

## WC 5'7 x 2'9 (1.70m x 0.84m)

Seperate toilet, wood floor, radiator, obscure uPVC window, light, vent.

## Shower Room 5'8 x 5'6 (1.73m x 1.68m)

Seperate Shower Room, comprising double walk-in shower unit with glass panelling, wash basin, medicine cabinet, radiator, obscure uPVC window, vent and light fitting.

## External

There is a garden laid to lawn at the front of the property and a driveway that can hold multiple cars to the side. To the rear is a garden that contains a sizeable shed, and is fully paved to create a patio garden.

## Services

We are advised that mains services are connected.

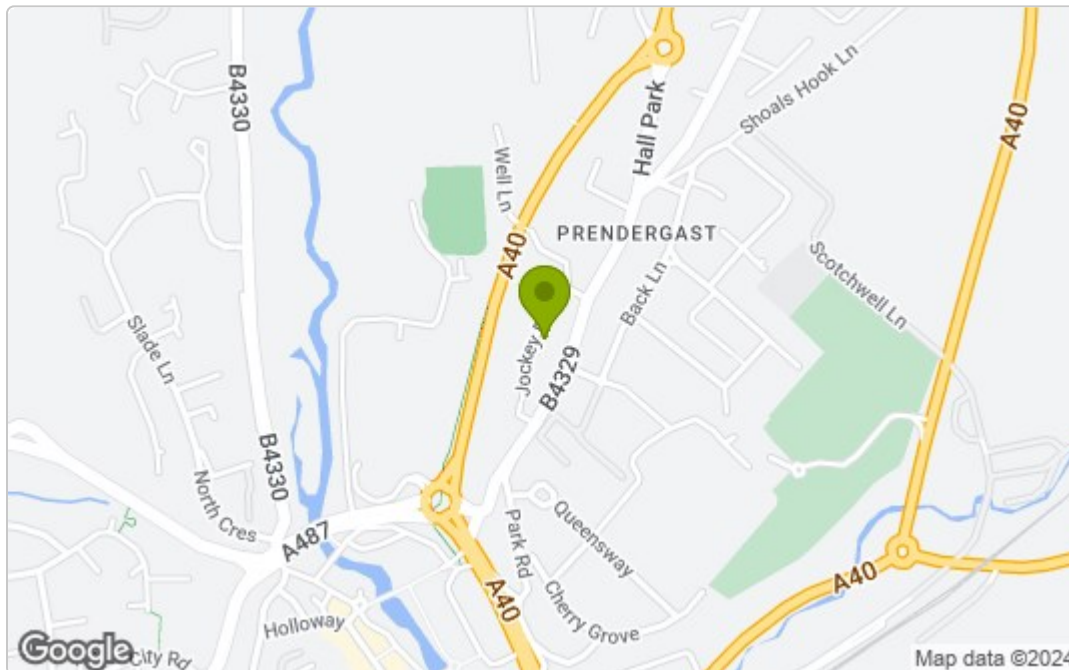
## Council Tax

PCC Tax Band C: £1,541.56

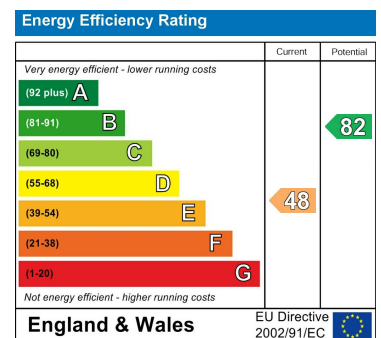


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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