



## 75 Hawthorn Rise, Haverfordwest

£175,000 Freehold

R K Lucas & Son are delighted to present this three-bedroom semi-detached house to the market. 75 Hawthorn Rise comprises living room, dining room, kitchen, utility, 3 bedrooms, family bathroom and benefits from an enclosed rear garden making it ideal for first time buyers or investors alike.

Conveniently located close to local primary schools, shops, and a park, the property is well positioned for family living. Many of the amenities of the County Town are within walking distance, while the stunning coastline of the Pembrokeshire Coast National Park is just a short drive away.



**Hallway**

Fitted carpet, uPVC door with glass panel insert, double glazed uPVC window to the side, understairs storage, stairs

**Living Room**

Fitted carpet, electric fire, double glazed uPVC window to the front

**Dining room**

Timber flooring, open plan to kitchen

**Kitchen**

Tiled flooring, matching base and wall units with integrated appliances, double glazed uPVC doors to utility, double glazed uPVC window to the rear

**Wetroom**

Hand basin with vanity unit, shower

**Bedroom 1**

Fitted carpet, double glazed uPVC window to the rear

**Bedroom 2**

Fitted carpet, double glazed uPVC window to the rear

**Bedroom 3**

Fitted carpet, double glazed uPVC window to the front

**Bathroom**

Laminate flooring, close coupled lavatory, hand basin, part tiled walls, shower, frosted double glazed uPVC window to the front



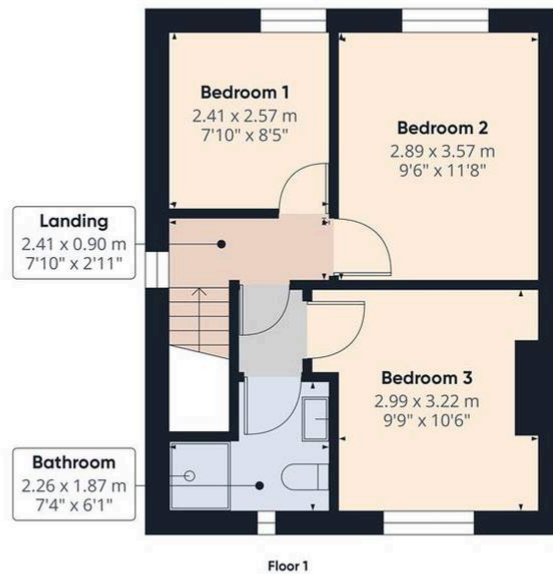
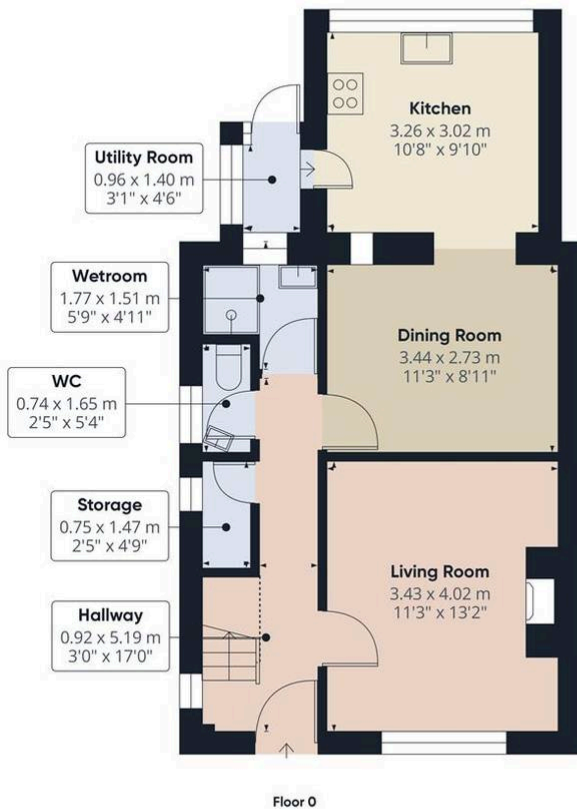
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Close to amenities
- Ideal investment / First Time Buyer property
- 3 Bedroom
- Enclosed garden



**Approximate total area<sup>(1)</sup>**

77.9 m<sup>2</sup>  
840 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

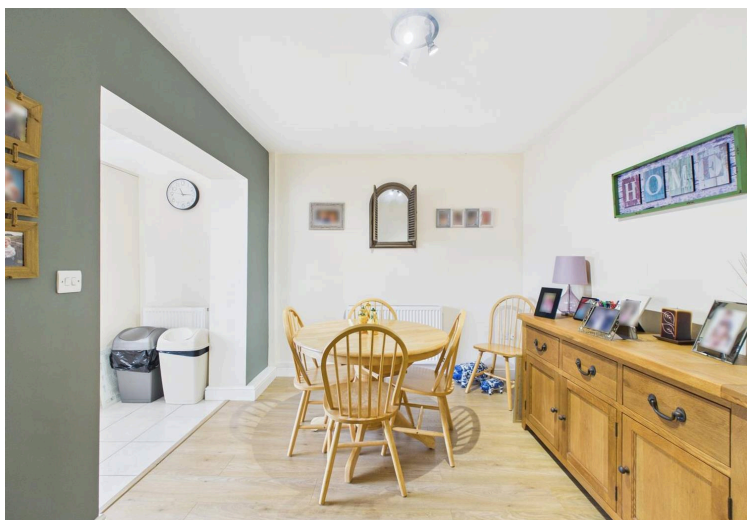
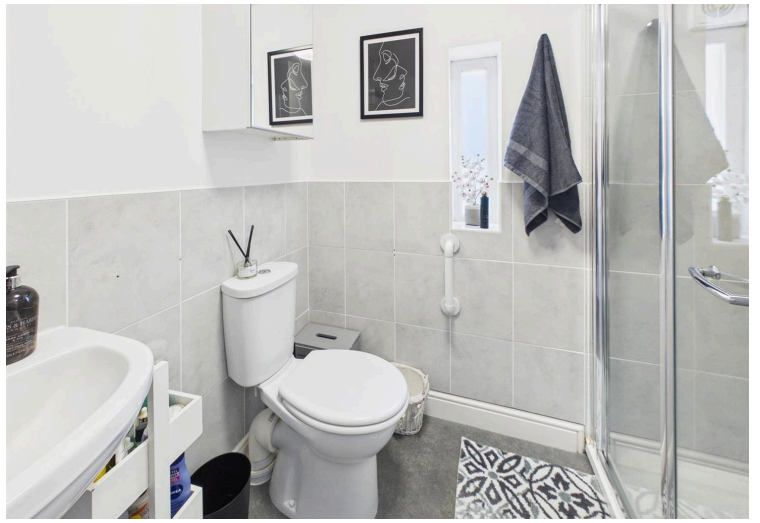
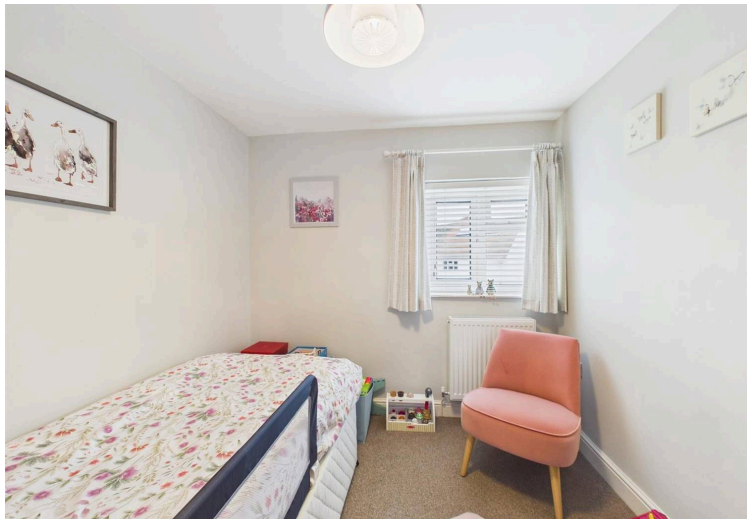
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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You can include any text here. The text can be modified upon generating your brochure.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 86        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 71                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          |                         |           |
|   |          | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |                         |           |
| (92+)   | <b>A</b> |                         |           |
| (81-91)   | <b>B</b> |                         | 84        |
| (69-80)   | <b>C</b> |                         |           |
| (55-68)   | <b>D</b> | 69                      |           |
| (39-54)   | <b>E</b> |                         |           |
| (21-38)   | <b>F</b> |                         |           |
| (1-20)  | <b>G</b> |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |                         |           |
| England, Scotland & Wales                                       |          |                         |           |
|   |          | EU Directive 2002/91/EC |           |