



17 Goat Street, Haverfordwest

£195,000 Freehold

R K Lucas & Son are delighted to offer to the market this Grade II listed mid terraced Georgian town house, renovated in recent years whilst retaining many original features to offer a comfortable home. The property briefly comprises 3 bedrooms, 1 reception room, kitchen/diner, family bathroom and benefits from a large tiered garden.



Kitchen/ Diner

Ratford Bridge kitchen fitted in 2021 with matching base and wall units, marble worktops, 1.5 drainer sink, integrated appliances, Island with storage and seating area, 2 x windows to the front, front door with glass panel inserts, wooden beams, Vinyl flooring

Living room

Fitted carpet, door to the rear, double glazed uPVC window to rear, Velux

Bedroom 1

Fitted carpet, double glazed uPVC window to the rear

Landing

Fitted carpet, storage



Bedroom 2

Fitted carpet, 2 x windows to the front

Bedroom 3

Fitted carpet, window to the front

Bathroom

Roper Rhodes bathroom fitted in 2019 - Hand basin with storage, corner shower, bath, close coupled toilet, Vinyl flooring



Goat Street itself forms part of historic Haverfordwest as it is set in the main Castle ward to the west of the Castle just a few hundred yards from the present town centre and the nearby river Cleddau. The first actual map reference to Goat Street dates back to 1690.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 3 Bedrooms
- Central location
- Character property
- Ideal first time buy or retirement property



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

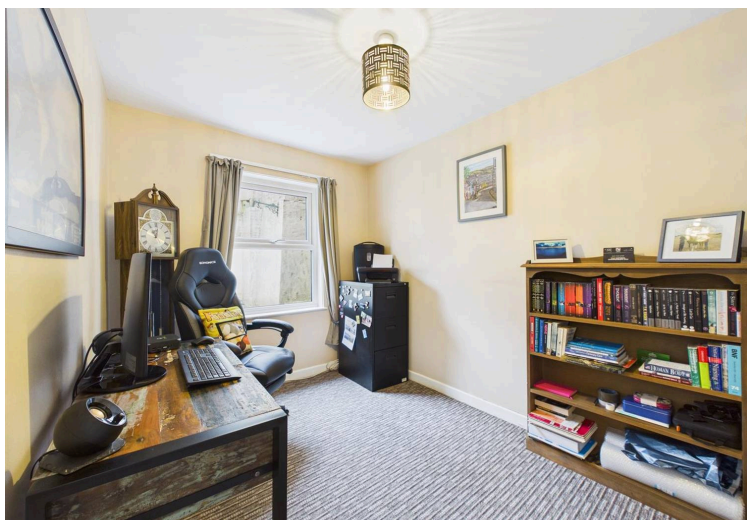
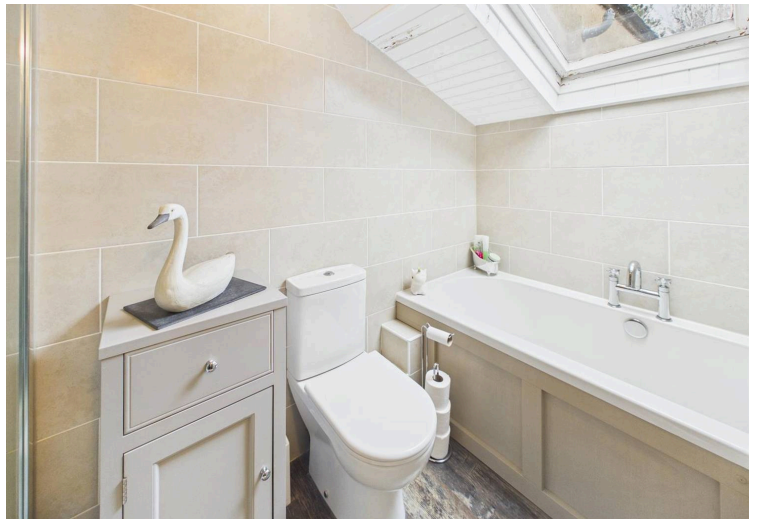
Approximate total area⁽¹⁾
90.6 m²
975 ft²

(1) Excluding balconies and terraces

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+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 