

## Glasfryn North Street, Haverfordwest

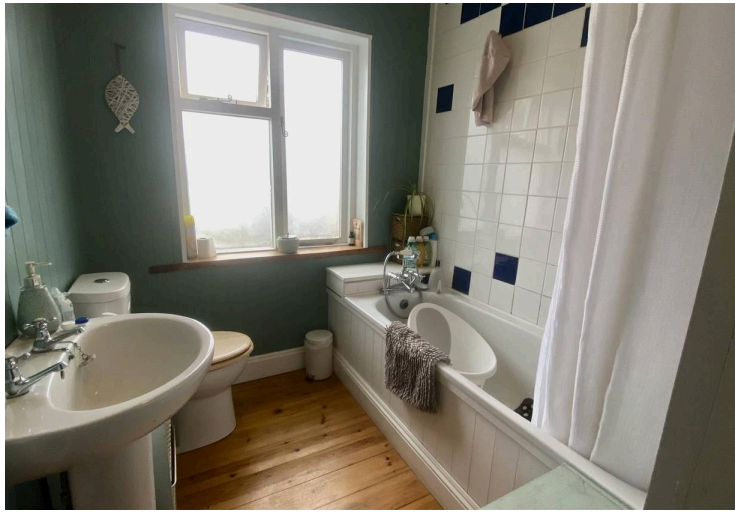
£136,000 Freehold

R K Lucas & Son are delighted to bring to the market Glasfryn; a terraced house located in a convenient area of Haverfordwest within walking distance of the town centre and local amenities.

The property briefly comprises a living room, kitchen/dining room, 3 bedrooms, and family bathroom, with an enclosed garden to the rear.

Early viewing is recommended for this ideal investment property.

PLEASE NOTE: This property is to be sold with tenants in situ.



**Entrance Vestibule**

uPVC front door, frosted glass panelled timber door leading to...

**Living Room**

Dimensions: 3.70m x 5.10m (12'2" x 16'9"). Double glazed uPVC window to front, radiator, stairs, laminate floor

**Kitchen**

Dimensions: 3.80m x 5.10m (12'6" x 16'9"). Feature fireplace, radiator, double glazed uPVC window to rear, glass panelled timber door to courtyard, laminate floor

**Bedroom 1**

Dimensions: 3.80m x 3.30m (12'6" x 10'10"). Glass panelled timber door to rear leading to raised garden

**Bedroom 2**

Dimensions: 3.70m x 3.00m (12'2" x 9'10"). Double glazed uPVC window to front, radiator, fitted carpet

**Bedroom 3**

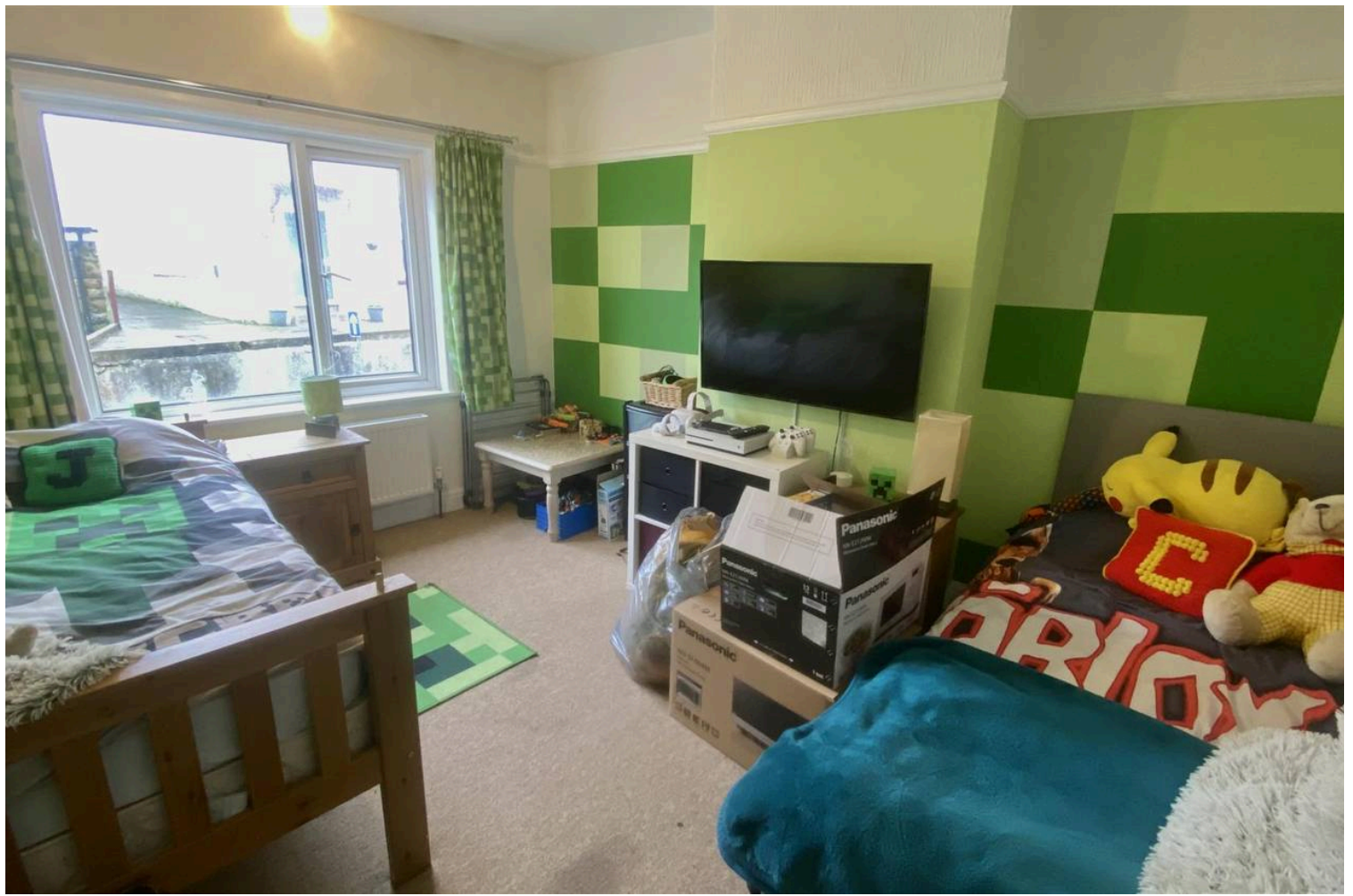
Dimensions: 2.70m x 1.70m (8'10" x 5'7"). Double glazed uPVC window to front, radiator, fitted carpet

**Bathroom**

Frosted double glazed uPVC window to rear, heated towel rail, pedestal hand basin, close coupled lavatory, bath with mixer tap and shower head, electric shower, timber flooring

**Income and rental information**

The property is currently let under an occupational contract in line with the Renting Homes (Wales) Act



Council Tax band: B

Tenure: Freehold

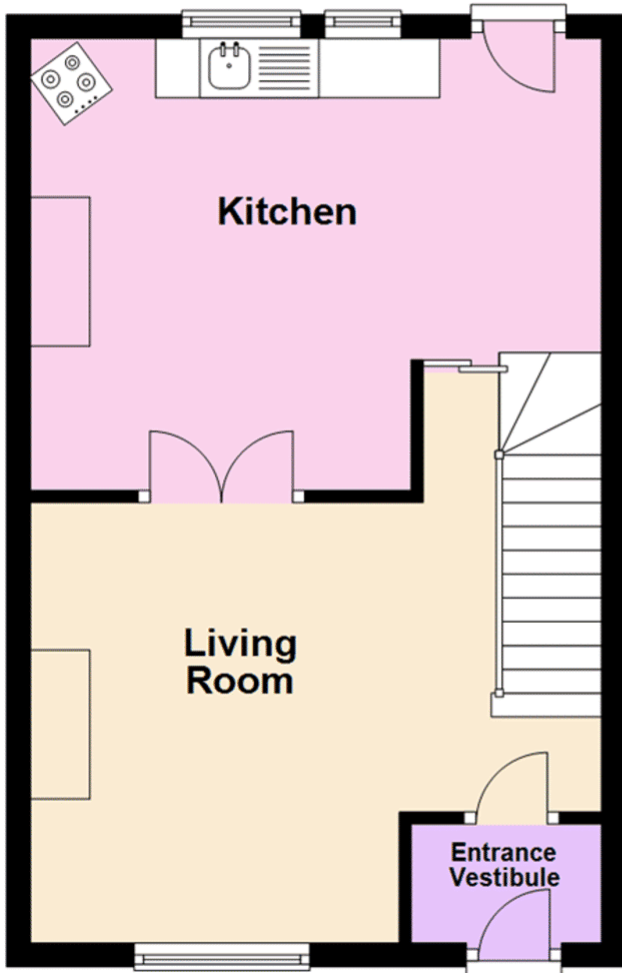
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Town centre location
- Investment property
- Sold with tenant in situ
- 3 bedrooms
- Enclosed rear garden

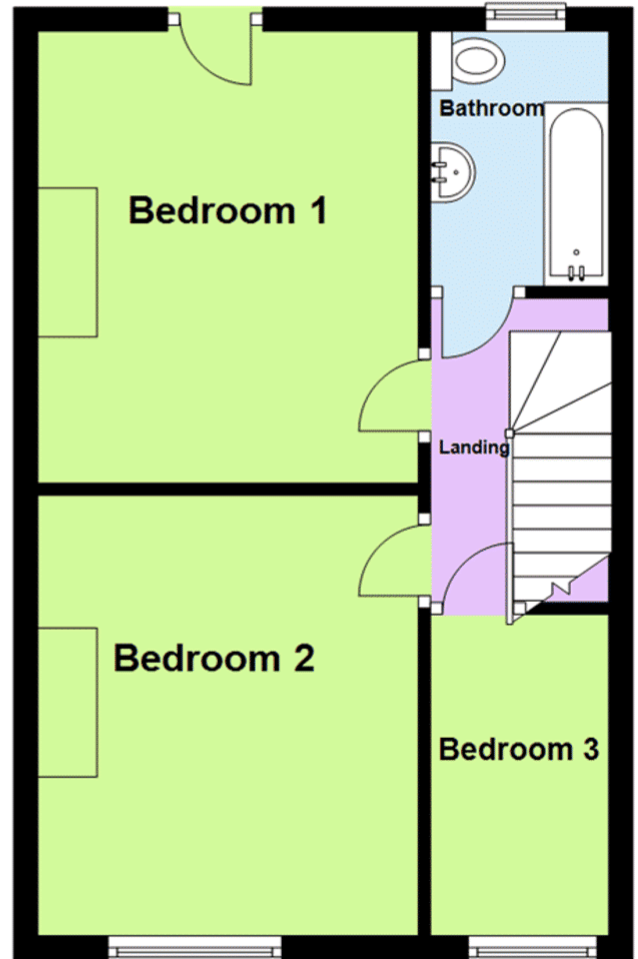
## Ground Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



## First Floor

Approx. 37.1 sq. metres (398.8 sq. feet)



Total area: approx. 75.0 sq. metres (807.8 sq. feet)

For illustration purposes, do not scale.  
Plan produced using PlanUp.

**Glasfryn**

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>		88
(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>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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	