



## 206 Haven Road, Haverfordwest

£175,000 Freehold

Three-bed semi on Haven Road, Haverfordwest. Two receptions, kitchen, shower room, enclosed garden, solar panels. Near schools, amenities, beaches. No onward chain. Great potential.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Ideal first time buy
- 3 Kw PV Solar Panels
- Enclosed rear garden
- 3 Bedrooms
- Ideal location
- Chain Free

**Entrance hall**

Fitted carpet, stairs to first floor, uPVC front door with glass panel inserts

**Lounge**

Double glazed uPVC window to the front, fitted carpet, gas fire with decorative surround, door to kitchen

**Sitting Room**

Double glazed uPVC window to the front, fireplace with electric log burner, fitted carpet

**Kitchen**

Double glazed uPVC window to the rear, cork tiled flooring, matching base and wall units, tiled splash back, single drainer sink

**Shower Room / WC**

2 x double glazed uPVC windows to the rear, walk in shower, low flush toilet, hand basin, wet room safety flooring, panelled walls

**Landing**

Access to all bedrooms, fitted carpet

**Bedroom 1**

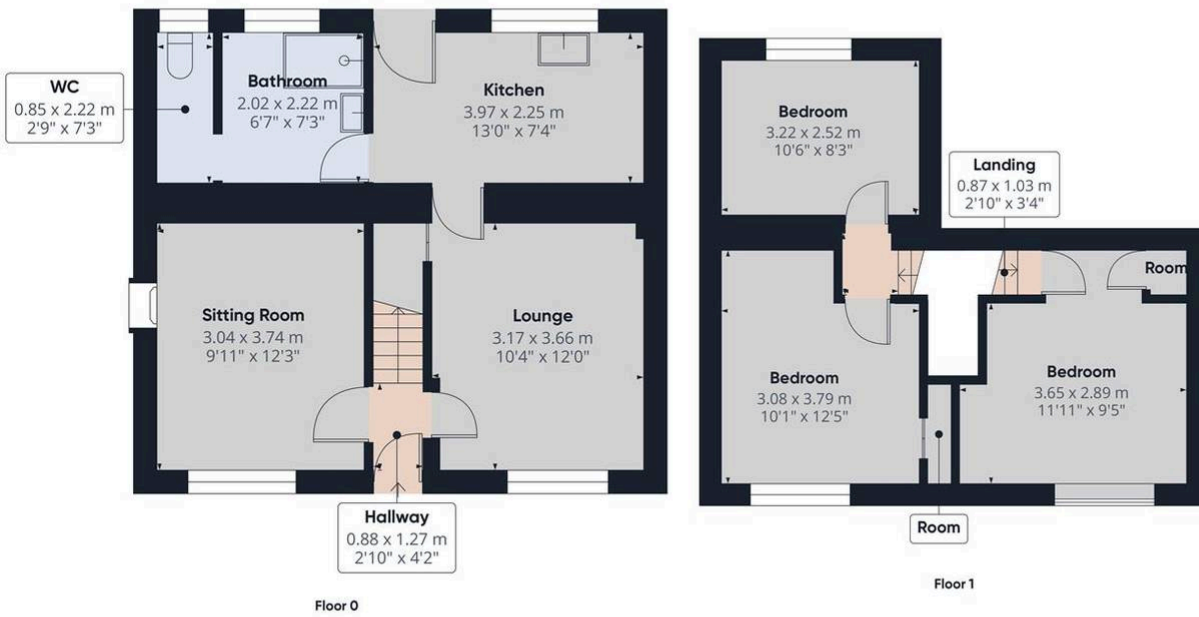
Double glazed uPVC window to the front, fitted carpet, storage

**Bedroom 2**

Double glazed uPVC window to the front, fitted carpet, storage

**Bedroom 3**

Double glazed uPVC window to the rear, fitted carpet



Approximate total area<sup>(1)</sup>  
74.9 m<sup>2</sup>  
806 ft<sup>2</sup>

(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+) <b>A</b>		103
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	
(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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England, Scotland & Wales

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