

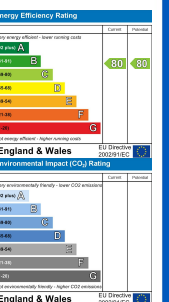


15 & 15a / 17 & 17a Cartlett, Haverfordwest, Pembrokeshire, SA61 2LH

- Investment Opportunity
- Four Self Contained Apartments
- Close To Town Centre
- Tenants In Situation
- Gardens To Rear
- Freehold Purchase Of Apartment Block
- Three x 2 Beds and One x 3 Bed
- Walking Distance To Train Station
- Approximately 8.19% Yield
- EPC Ratings: C/D/D/D

£280,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold. - each flat holds a share of freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band B,A,B, and C

SSG/ESL/08/23/OK/ESL

We would respectfully ask you to call our office before you view this property internally or externally

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk

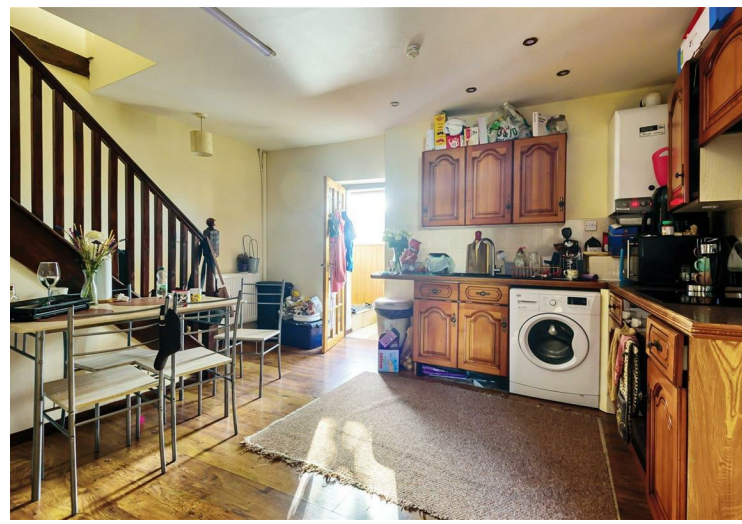
TELEPHONE: 01437 762626



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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The Agent that goes the Extra Mile



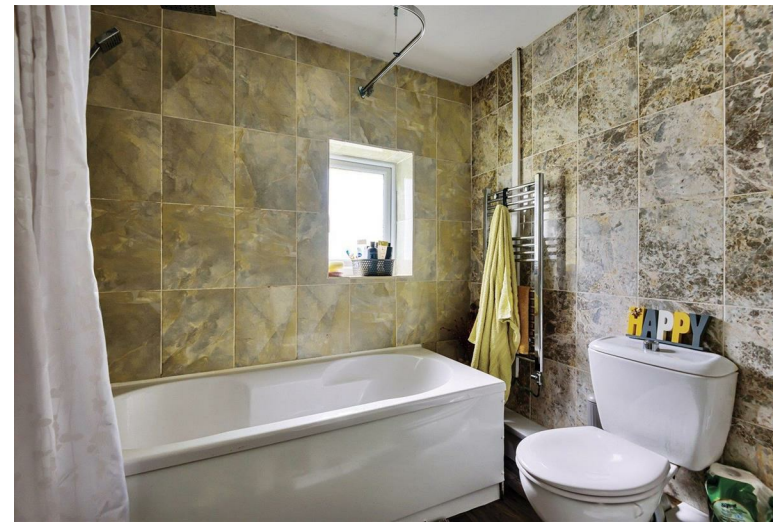


A rare opportunity to purchase the freehold title of a block of flats in the convenient location of Cartlett, within walking distance of Haverfordwest town centre, supermarkets, and public transport links. The building consists of Four self-contained units holding a share of the freehold each, three two-bedrooms flats and one three-bedroomed flat, all offering comfortable living accommodation and will be sold with tenants in situation, making it the ideal purchase for an investment buyer to receive immediate revenue (currently receiving approximately an 8.19% yield). To the rear of the property are external patio and garden areas individually serving each unit.

Viewing is highly recommended!

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, leisure centre/swimming pool, cinema, restaurants, pubs, etc.

The beautiful Pembrokeshire coast is only 6 miles to the southwest, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.



DIRECTIONS

From our Haverfordwest office proceed in the direction of Salutation Square and at the roundabout take the 2nd exit, briefly onto the A40. Take the right-hand turn onto Cartlett. Turn immediately right and the property will be found on the left-hand side. What 3 Words: woods.tops.pens

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.