



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.

VIEWING: By appointment only via the Agents.

TENURE: We are advised is freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Mains Gas Mains Water Mains Electric and Mains Drainage

HEATING: Gas Central Heating

TAX: Band E

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/>

JETH/AMA/02/24/OK EJJ

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

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TELEPHONE: 01437 762626



### Rochford House 5 Castle Terrace, Haverfordwest, Pembrokeshire, SA61 2JH

- Grade 2 Listed
- Five Bedrooms
- Basement
- Garage
- Gas Central Heating
- Town House
- Two Reception Rooms
- Courtyard to Rear
- Close to Amenities
- EPC Exempt

Offers Around £300,000



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



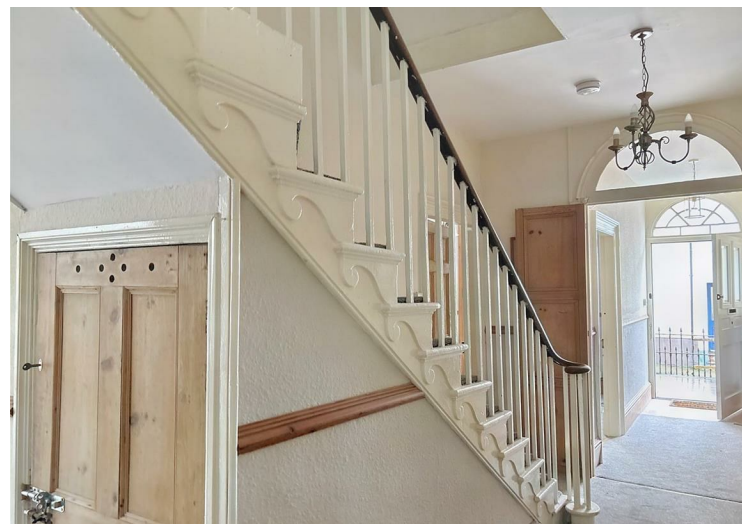
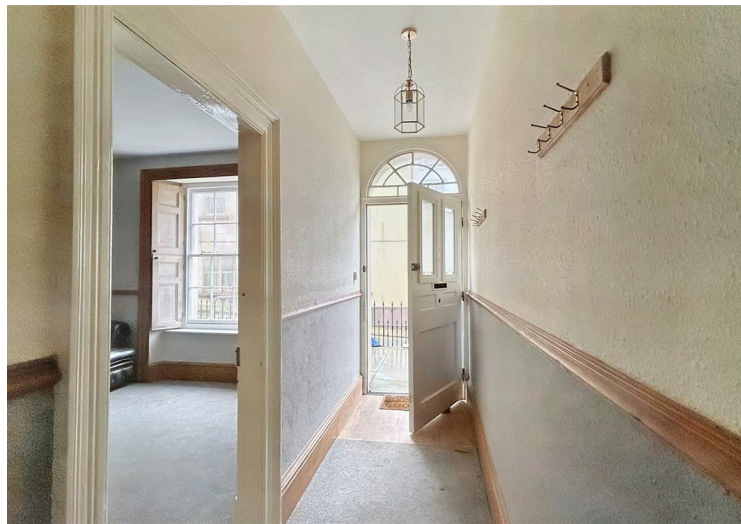
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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**The Agent that goes the Extra Mile**





A three storey Grade 2 listed Georgian style town house situated in Castle Terrace and is within walking distance of Haverfordwest Town Centre.

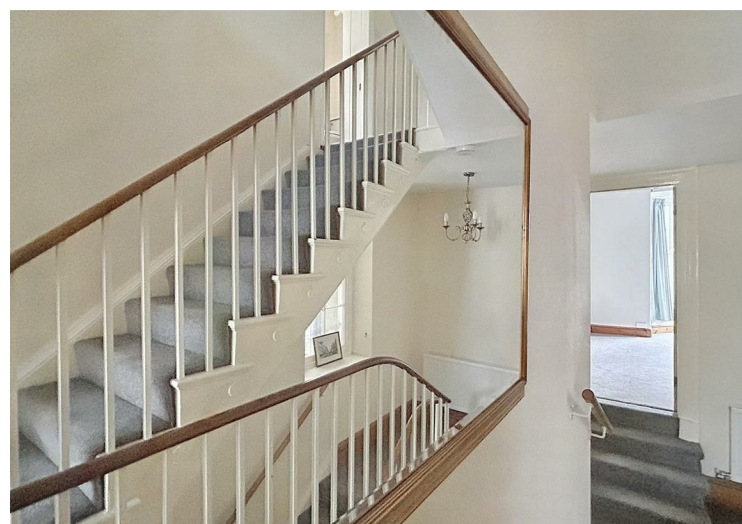
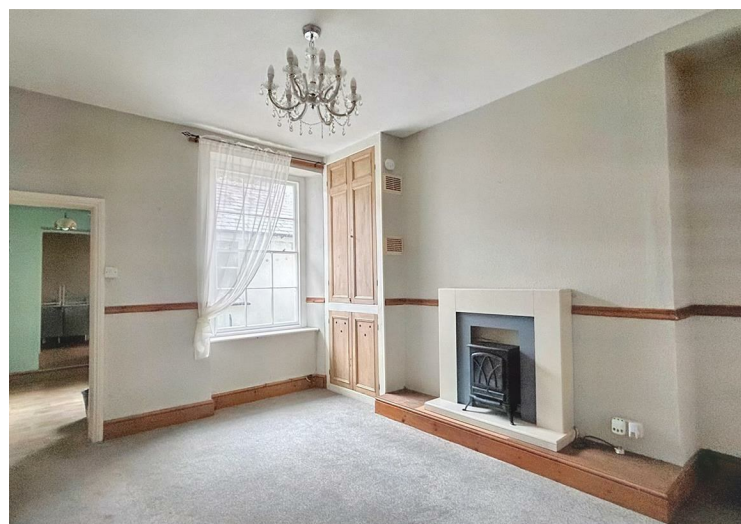
The layout comprises of entrance hallway, living room, dining room, kitchen with access to basement/cellar from under the staircase. The first floor 2 bedrooms and family bathroom and 2nd floor has another three bedrooms and a WC. Property benefits from gas central heating.

Externally there is a rear courtyard, garage access via Hayguard Lane and permit parking is available through Pembrokeshire County Council. (All original, Georgian sash windows have been refurbished)

The property's versatile living space would make an ideal family home or an investment opportunity.

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, further educational college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

The beautiful Pembrokeshire coast is only 6 miles to the south west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and birdlife.



### DIRECTIONS

From our Haverfordwest office continue onto High Street, turn right into dark Street, continue onto Mariners Square, turn right into Barn Street, turn right into Church Street and then turn left onto North Street, the property can be find on the right hand side denoted by a sale board. What3Words: times.cover.takes

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.