

16 Goat Street, Haverfordwest, Pembrokeshire, SA61 1PX

- Grade 2 Listed
- Five Bedrooms
- Town Centre Location
- Garden
- Gas Central Heating
- Terraced House
- Two Reception Rooms
- Well Presented
- On Street Parking
- EPC Exempt

£295,000



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

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas
HEATING: Gas Central Heating
TAX: Band E

We would respectfully ask you to call our office before you view this property internally or externally
JETH/AMA/04/24/DRAFT

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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.

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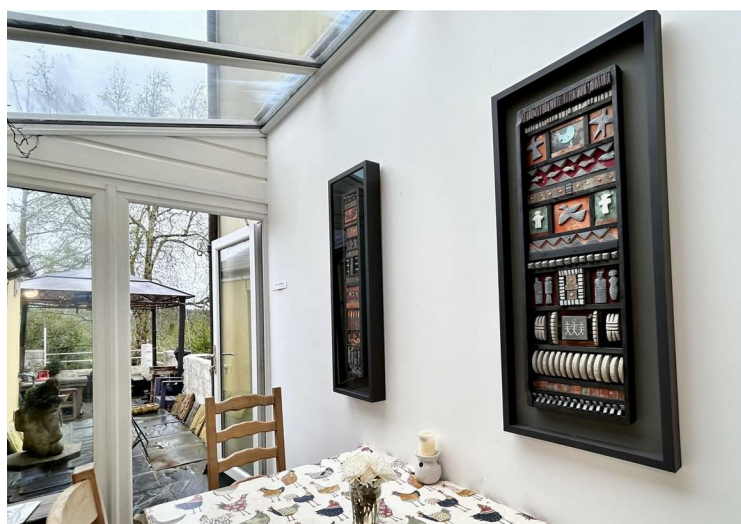
Grade II listed, terraced house sits in an enviable position with views over Haverfordwest Castle, situated in the centre of town yet on a peaceful side street, it has easy access to all local amenities. This well presented property offers families excellent living space.

The property comprises of entrance hall, shower room, reception room, utility, open plan kitchen/living area/dining area. First floor two bedrooms. Second Floor two bedrooms and a bathroom, Third floor bedroom with ensuite shower room with a sauna. Property benefits from gas central heating.

Externally to the rear is a workshop and a patio roof top terrace with far reaching views over the county town of Haverfordwest.

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, main line 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

Walking from our Haverfordwest office, continue up High Street and turn left into Hill St (opposite our rentals office). Continue up the hill and No 16 is on the right hand side. Driving from our Haverfordwest office. Continue up the High St, onto Dew St, and go straight on at the traffic lights. At the roundabout, take the first left onto Merlin's Hill and continue until you reach the Leisure Centre. Turn left here onto Bush row and second right into Goat Street, No 20 is at the end of the road before turning onto Hill St. What3Words rang.recent.teach

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