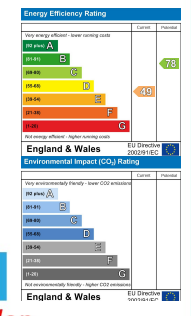


**14 Merlins Terrace, Haverfordwest, Pembrokeshire, SA61 1PH**

- End Terrace
- Nine Bedrooms
- Garden
- On-Street Parking
- Gas Central Heating
- In Need of Modernisation
- Close to Amenities
- Development Potential
- Double Glazed
- EPC E

**£350,000**

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 C

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

SSG/AMA/05/24/OK

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



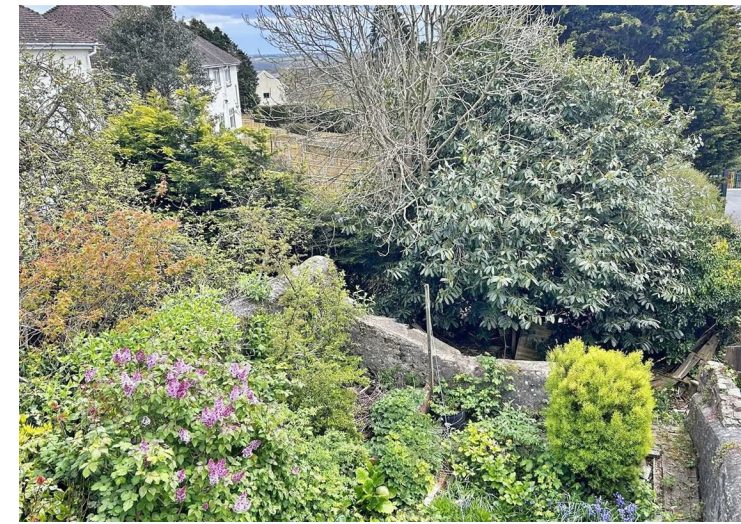
In need of modernisation this mid terrace house built in 1750 and extended in 1981 has a generous amount of square footage, the potential for this property is truly limitless, whether you dream of creating a boutique bed and breakfast, a charming guest house, or simply a spacious family home, this property can accommodate your vision.

The accommodation comprises of Lower ground floor hallway, lower living area, living room, three further rooms, utility area. Ground Floor porch, living room, dining room, kitchen, two bedrooms and a bathroom. First floor four bedrooms, kitchenette, bathroom, cloakroom. Second floor three bedrooms and a shower room. The property benefits from gas central heating and double glazing.

Externally to the rear is a patio courtyard and garden which is mainly laid to lawn with mature shrubs and trees.

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.



From our Haverfordwest Office continue up the High street and up to Dew street, continue onto the Milford Road A487 at the roundabout, take the left hand turn onto Merlin's Hill/A487 property can be found on the left denoted by a sale board. What3words vines.custom.stack

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