

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 F

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

MM/AMA/05/24/OK EJJ

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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.

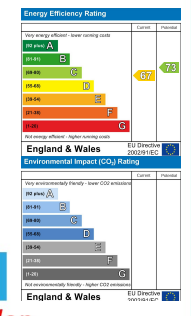
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

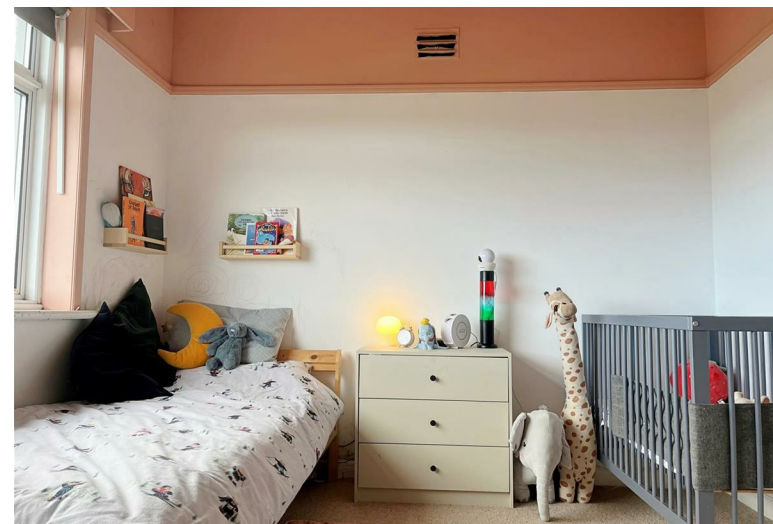
2 The Rise, Haverfordwest, Pembrokeshire, SA61 2PA

- No Chain
- Four Bedrooms
- Two Bathrooms
- In Need of Modernisation
- Gas Central Heating
- Detached House
- Open Plan Living Room/Dining Room
- Garden
- Garage/Driveway Parking
- EPC D

Offers In Excess Of £300,000

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





Built in the 1950's this detached house is located in the sought-after area of The Rise in Haverfordwest and conveniently located within walking distance of the towns amenities. The property offers the potential for modernisation to suit your personal style and preferences.

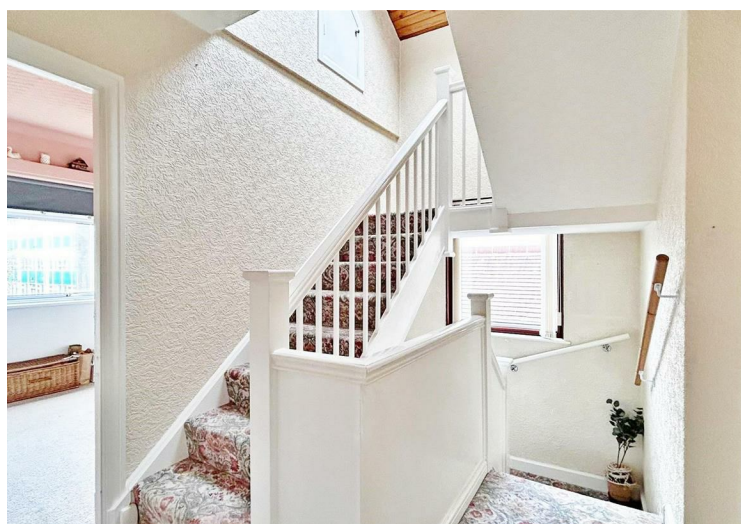
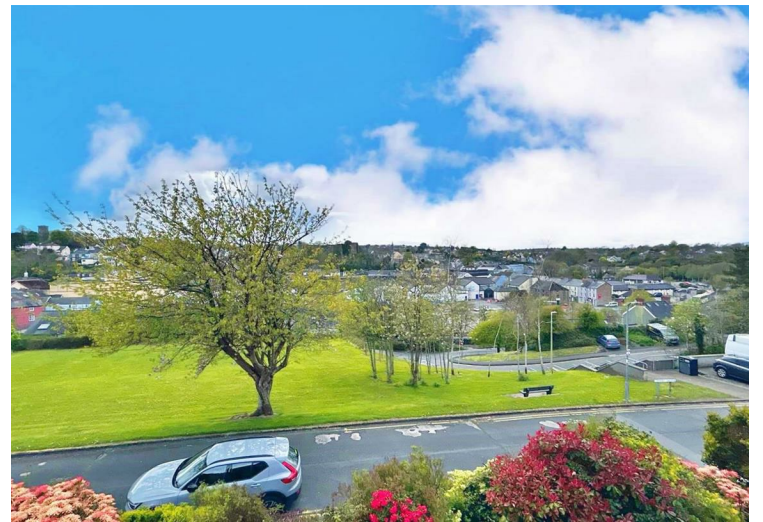
The accommodation comprises of entrance hall, living room, sun room, dining room, kitchen, utility room, integral garage and boiler room. First floor three bedrooms, master has a balcony with views over the town, bathroom and cloakroom. Second floor bedroom. The property benefits from gas central heating.

Externally to the front is a wall gated entrance with tarmac driveway leading to the garage. The front garden wraps around the side and is mainly laid to lawn with mature shrubs and trees around the parameter. To the rear is a low maintenance ideal space for your patio furniture so that your morning coffee can be enjoyed and a greenhouse.

Whether you are looking for a family home with room to grow or a property with great potential for renovation, this house at The Rise is sure to capture your imagination. Don't miss out on the opportunity to make this house your own and create the home of your dreams in this desirable location.

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

From our office in Haverfordwest proceed up the High Street and round the one-way system, coming back to the Fred Rees and then the Morrison roundabout. Take the 4th exit towards Carmarthen, and take the slip road to the left just past the Bridgend Inn, following the road round to the left into Park Road. Turn right into Cherry Grove, and then left into The Rise the property is the first one on the right. What3words pace.spray.studio

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