



14 Merlins Terrace, Haverfordwest, Pembrokeshire, SA61 1PH

FOR SALE BY AUCTION - STARTING SOON

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, a 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.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	49		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

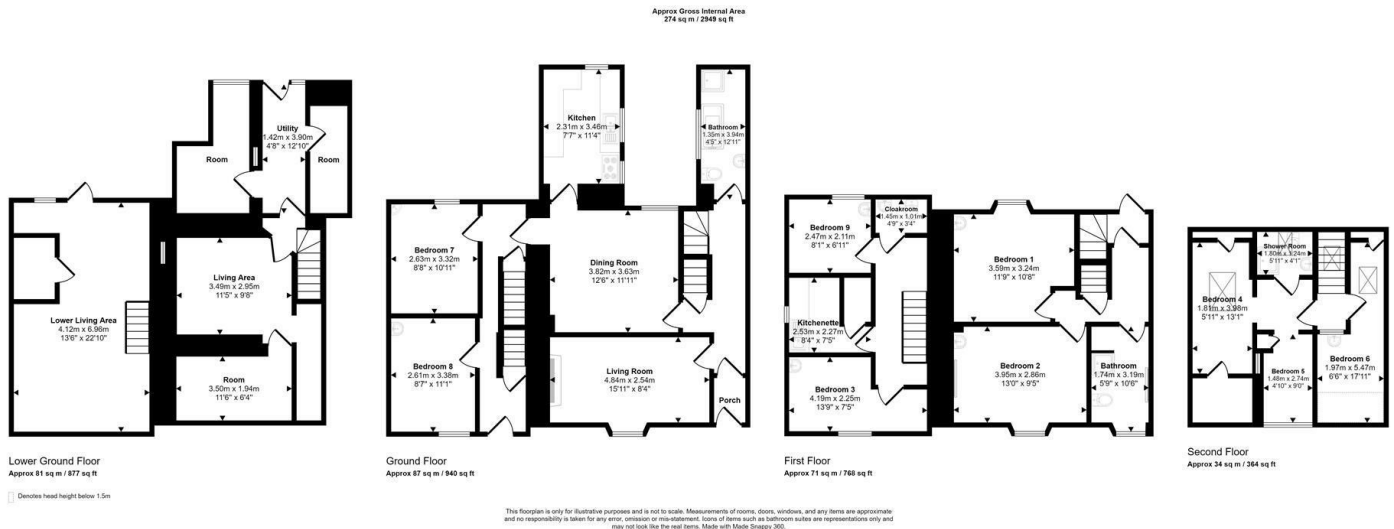
Guide Price £149,000

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

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The Agent that goes the Extra Mile



AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp

Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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

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<https://www.facebook.com/westwalesproperties/>

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.