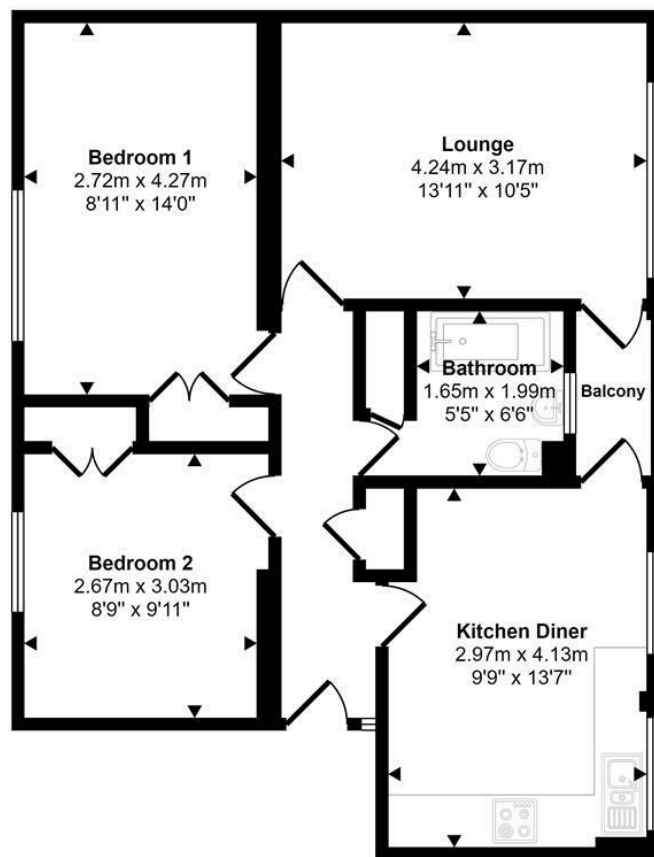


Approx Gross Internal Area
60 sq m / 648 sq ft



Floorplan

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 360.

VIEWING: By appointment only via the Agents.

TENURE: Leasehold

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 A

Lease 125 years from 01/01/2008 (approx 109 years remaining)

- Ground rent £1

- Service Charge £1,121.15

- Ground Rent and service charge paid annually on 31/03 each year

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

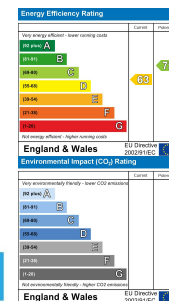


35, Tonypandy House Goshawk Road, Haverfordwest, Pembrokeshire, SA61 2TV

- Ground Floor Apartment
- Convenient Location
- Ideal Investment / FTB
- Kitchen/Diner
- EPC Rating: D
- Leasehold
- 2 Bedrooms
- To Modernise
- Gas Central Heating

Offers In Excess Of £60,000

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

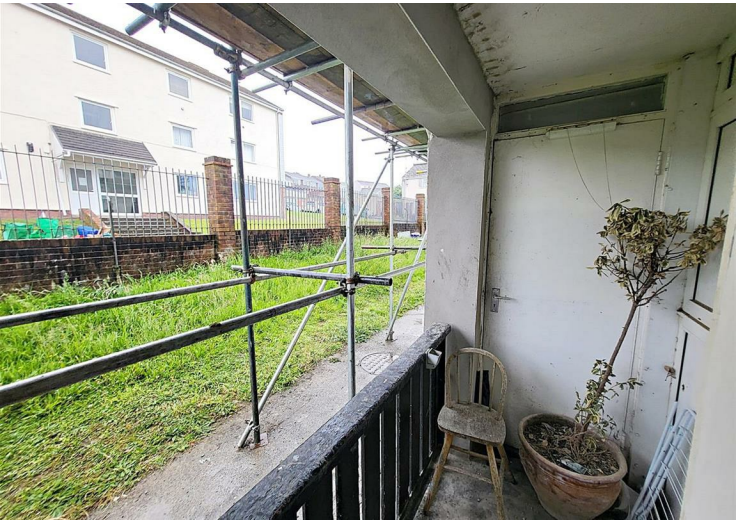
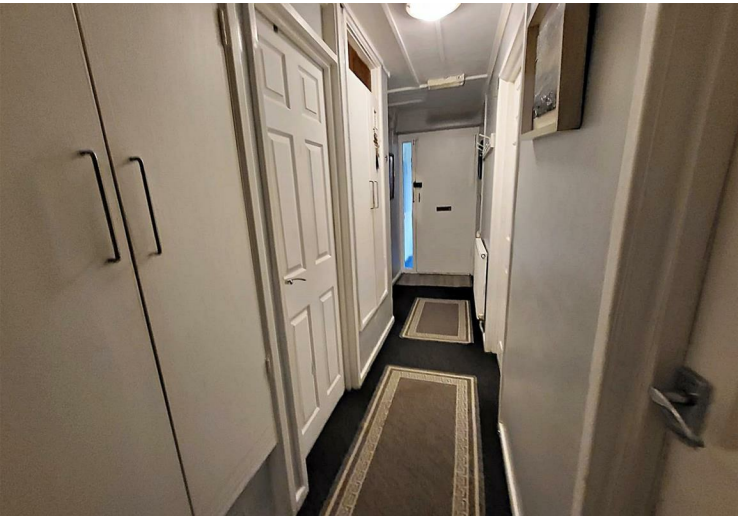


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The Agent that goes the Extra Mile





A ground floor, two-bedroom apartment located in a popular residential area on the periphery of the county town of Haverfordwest.

The accommodation briefly comprises; an entrance hall, lounge, kitchen/breakfast room, bathroom and two bedrooms. The property benefits from Gas Central Heating and Double Glazing.

Externally, to the rear, there is a shared parking area on a first come first served basis.

Viewing is recommended to all First Time Buyers and Investors.

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, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

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



DIRECTIONS

From our Haverfordwest office, continue up the High Street and follow the one-way system round to the right into Albert Street. Continue straight ahead towards Broad Haven and continue along Portfield, then keep right on the Haven Road. Take the first turning right into Hawthorn Rise, continue around the bend and turn left into Trafalgar Road. Take the second turn left into Goshawk Road and no 35 is the first block on the right-hand side. What3Words: free.plan.bleat

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