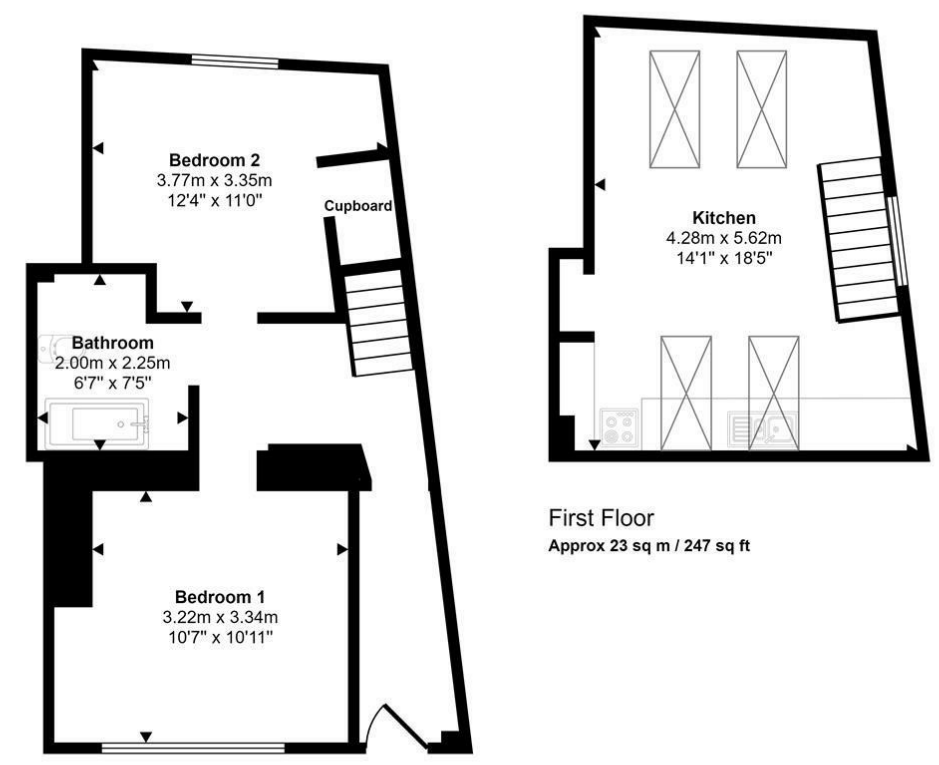


Approx Gross Internal Area
64 sq m / 688 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft

First Floor
Approx 23 sq m / 247 sq ft

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.

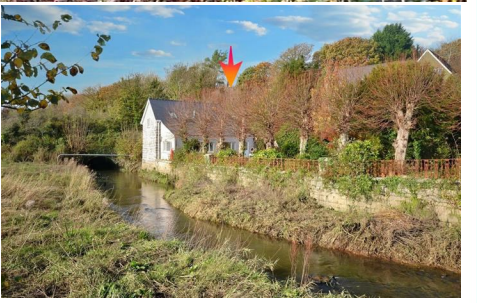
VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band C

SSG/AMA/01/24/TAKEONOK0124SSG

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

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

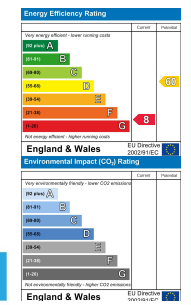


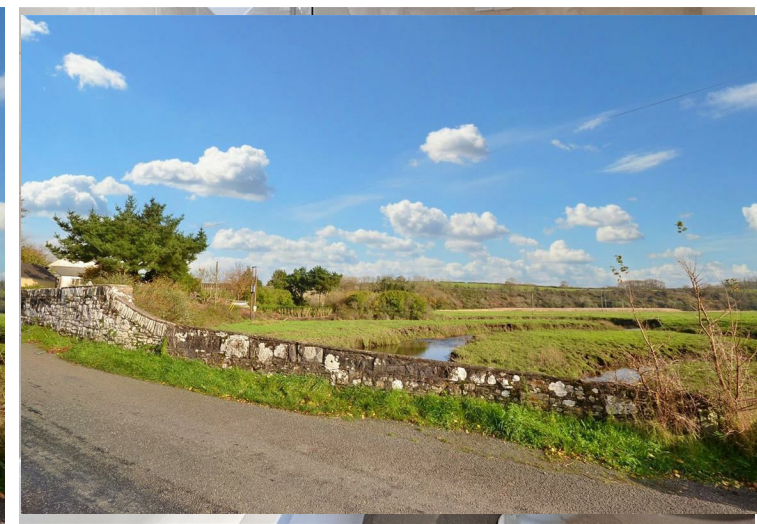
Coach House Clay Lane, Haverfordwest, Haverfordwest, Pembrokeshire, SA61 1UH

- Two Bedrooms
- Picturesque Riverside Location
- No Onward Chain
- LPG Gas Central Heating
- EPC G
- Upside Down Design
- Convenient To Haverfordwest
- Double Glazing
- Off Road Parking

Price £140,000

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





Coach House is a Semi-Detached house with an 'upside down' design situated part refurbished in 2021/2022, property is situated on the outskirts of Pembrokeshire's County Town.

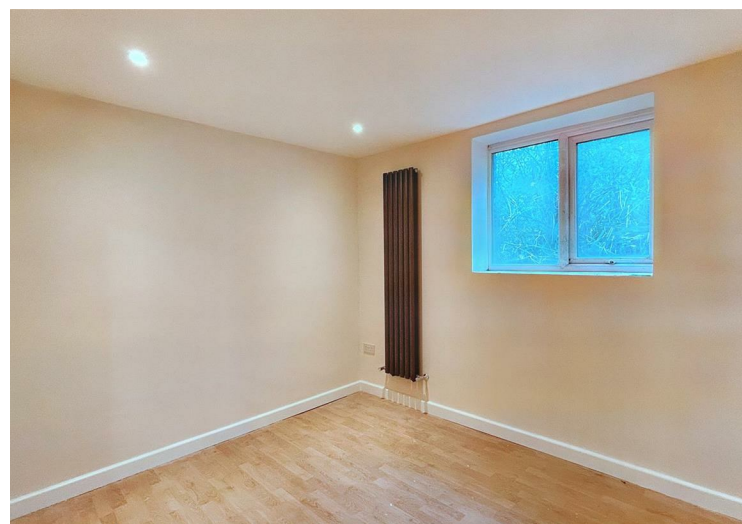
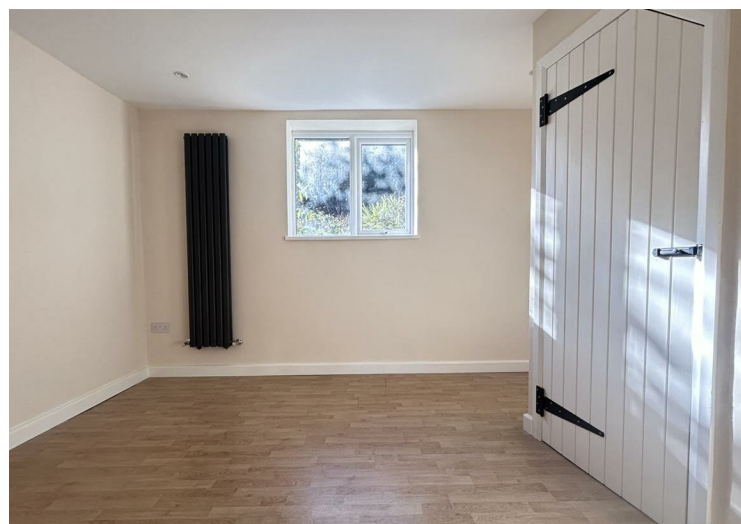
The accommodation briefly comprises of Entrance, Hallway, Two Double Bedrooms and a Family Bathroom, stairs leading to an open plan Kitchen/ Lounge area

The property benefits from LPG Gas Central Heating and Double Glazing. No Onward Chain, so viewing is highly recommended in order to fully appreciate!

Externally the property benefits from vehicular access and drive way parking. There are various garden/bedding areas and offer lovely views overlooking the river and marshland.

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 Haverfordwest Branch, continue on Victoria Place and take the first left into Quay Street. Follow the road, continue up the hill and take the left hand turn onto Clay Lane. Continue over the flyover and proceed down the hill, where you will find the property on the right-hand side, before the bridge. What3Words reference: themes.items.soil

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