

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: D

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

JETH/AMA/08/24/OK EJL

FACEBOOK & TWITTER
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<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.

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

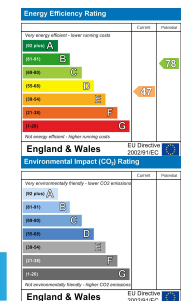
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

5 Crowhill, Haverfordwest, Pembrokeshire, SA61 2HL

- Semi-Detached House
- 4 Bedrooms plus One Bed Annexe
- Edge Of Town
- Original Features
- Double Glazing and Gas Central Heating
- One Bedroomed Annexe
- Three Reception Rooms
- No Onward Chain
- Front And Rear Gardens
- EPC Rating: E

£240,000

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Situated in an elevated position this semi-detached house with a ground floor annexe is located in the popular residential area of Crowhill, on the edge of Haverfordwest town and is convenient to all the amenities in the town. The property has a number of original features, including picture rails, bay windows and quarry tiles floor in the hallway,

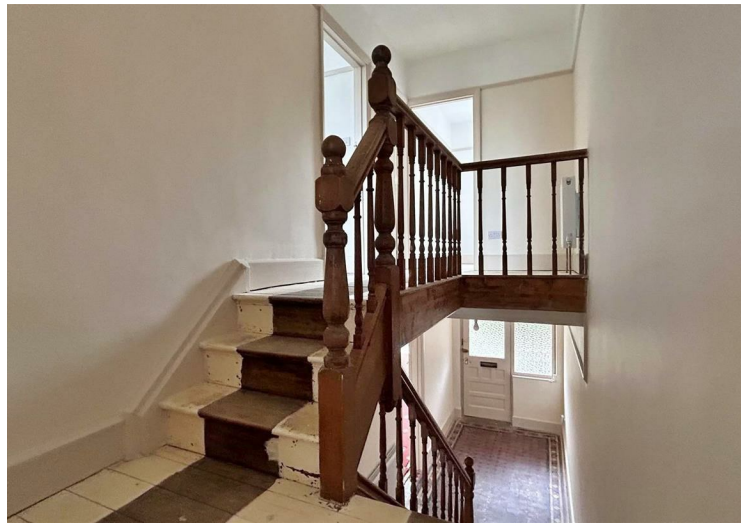
The layout of the property briefly comprises of an entrance hall, lounge, dining room, kitchen with rear entrance, bedroom, bathroom and living room with kitchenette (no cooking facilities). First floor four bedrooms and a family bathroom. The property benefits from gas central heating and double glazing.

The property is accessed along a pedestrian footpath with front and rear gardens. The rear garden is mostly laid to lawn with a patio seating area, and there is pedestrian side access. The walled frontage is laid with low maintenance decorative stone.

With the added appeal of No Onward Chain, this property is a lovely family home with the rare benefit of suiting multi generational living. Viewing is highly recommended in order to fully appreciate the potential on offer!

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, further educational 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 offices follow the one way system around the town until you reach the roundabout at the bottom of Barn Street, take the 2nd exit onto the B4330 onto Crow Hill and follow the road up the hill. You will see the Crowhill properties sitting above the road on the left-hand side, with a stairway providing pedestrian access. What3Words: limp.mime.snows

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