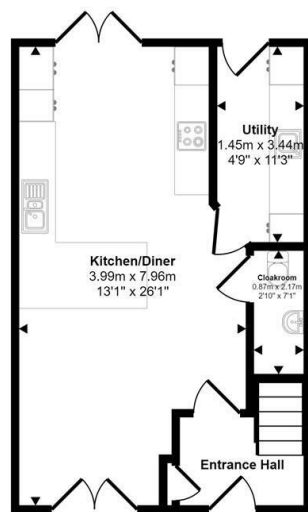
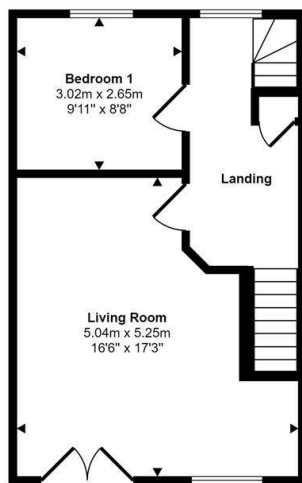


Approx Gross Internal Area  
149 sq m / 1609 sq ft

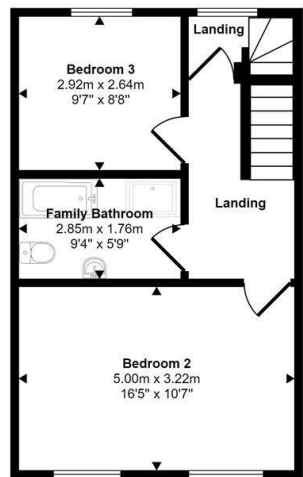


Ground Floor  
Approx 40 sq m / 428 sq ft

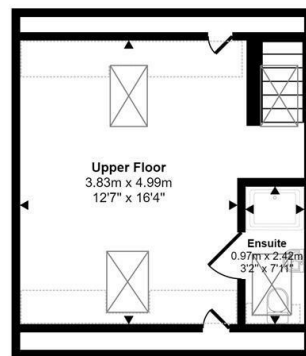
Denotes head height below 1.5m



First Floor  
Approx 41 sq m / 439 sq ft



Second Floor  
Approx 40 sq m / 426 sq ft



Third Floor  
Approx 29 sq m / 316 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.

Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: Gas Central Heating

TAX: Band E

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

SLS/AMA/08/24/OK/AMA

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.

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](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

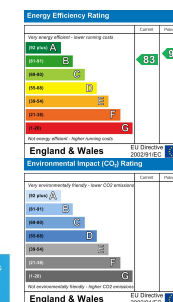


## 94 Kensington Gardens, Haverfordwest, Pembrokeshire, SA61 2SF

- End-Terrace Townhouse
- Family Bathroom & Separate Cloakroom
- Enclosed Rear Garden
- Double Glazing
- Edge of Town Location
- Four Bedrooms - Master With En-Suite Shower Room
- Driveway Parking
- Modern Decor Throughout
- Gas Central Heating
- EPC Rating: B

£260,000

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

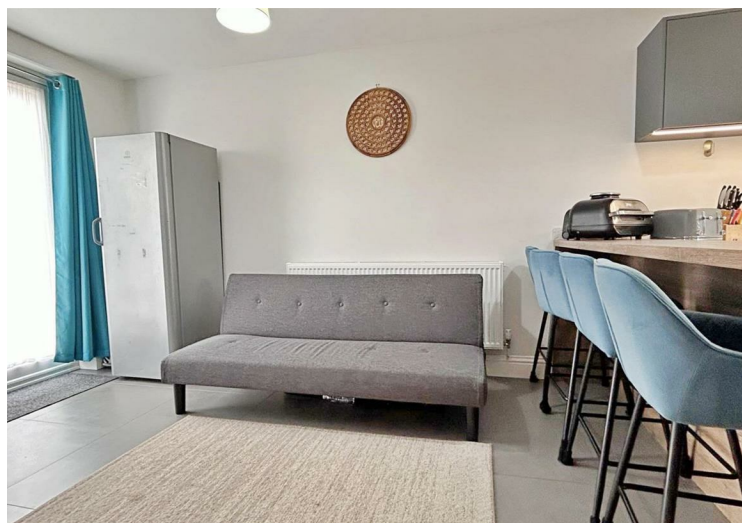


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**The Agent that goes the Extra Mile**





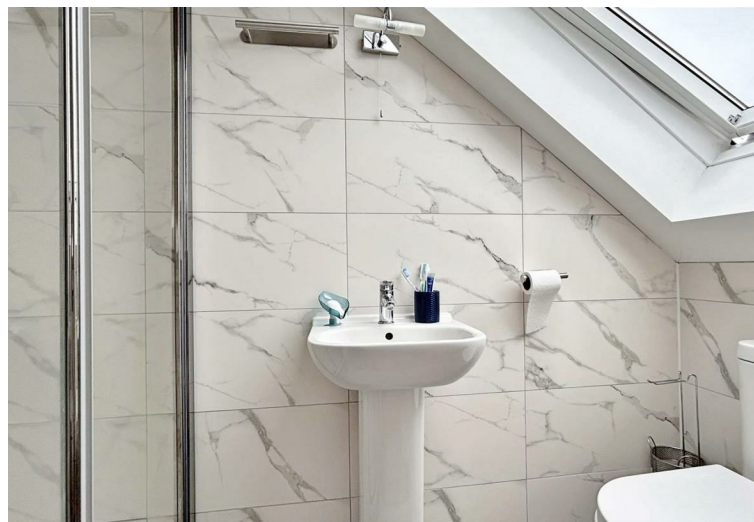
This well-presented end-terrace townhouse set over four storeys is located in the popular residential area of Kensington Gardens. Ideally located within walking distance of Haverfordwest Town Centre and its local amenities, this attractive accommodation would make a wonderful Family Home.

This accommodation comprises a modern kitchen/diner which has access to the garden via patio doors, a dining area, WC, and a utility room on the ground floor. On the first floor is a lounge and a bedroom. The second floor offers 2 further bedrooms and a family bathroom. The top floor/ third floor is a master bedroom with an en-suite shower room.

Externally, the property offers a patio seating area, with steps down to a lawned garden to the rear. To the front is a block-paved driveway for three vehicles.

The market town of Haverfordwest has numerous facilities and amenities on offer, including a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, 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 proceed up High Street into Dew Street and bear right into Albert Street. Turn right down Barn Street and at the bottom of the hill bear left and proceed up City Road. Continue to the end of City Road and turn left into Rackhill Terrace. Take the first left into Kensington Gardens, then the first right, then the first left where you will find the property on your left hand side. What3words head.luck.dreams

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.