

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: We are advised Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property. Mains Water, Mains Drainage, Mains Electric. Mains Gas

HEATING: Gas Central Heating

TAX: Band C

JETH/AMA/09/24

TAKEONOK/30/09/24

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.

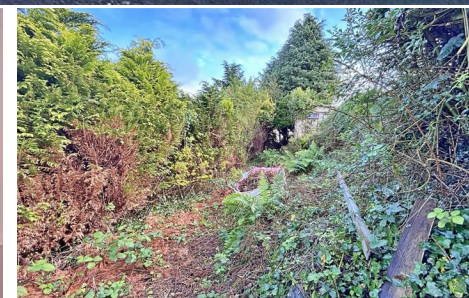
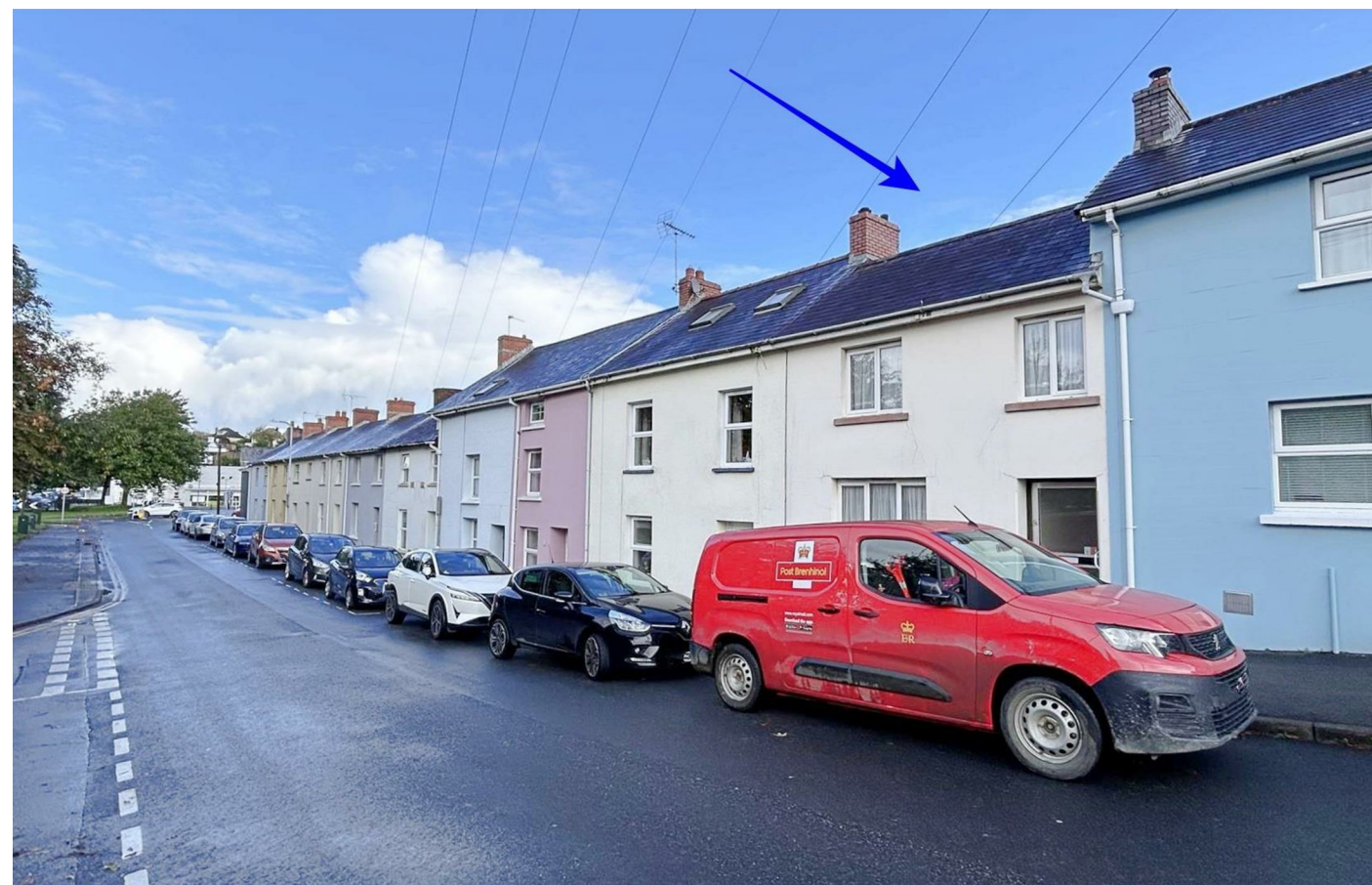
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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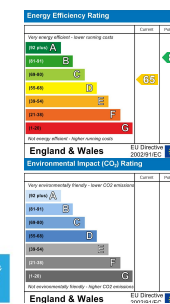


10 Cambrian Place, Haverfordwest, Pembrokeshire, SA61 1TN

- No Chain
- Two Bedrooms
- Convenient Town Location
- Rear Garden
- Gas Central Heating
- Terraced House
- In Need Of Modernisation
- Walking Distance to Local Amenities
- Double Glazed
- EPC D

Offers Around £140,000

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The Agent that goes the Extra Mile





A terraced house, ideally located on the edge of Haverfordwest Town Centre within walking distance of shops, schools, and other local amenities. This property in Cambrian Place is in need of modernisation and offers an opportunity for a potential buyer to tailor the space to their own personal taste and style.

The accommodation comprises of porch, entrance hall, lounge, dining room leading to a kitchen. The first floor offers two bedrooms and a family shower room. Property benefits from gas central heating and double glazing.

Externally there is an under cover patio area with outside WC with steps leading up to a garden.

Viewings are highly recommended to experience the full potential this property has to 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, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc. The beautiful Pembrokeshire coast is less than 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 office in Haverfordwest proceed all the way around the one way system heading back towards the town centre. At the PMS car sales roundabout take the 2nd exit onto Cambrian Terrace. The property can be found on the left hand side. What3words save.rather.tides

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