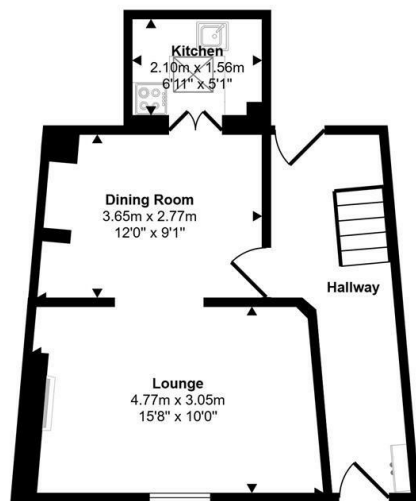
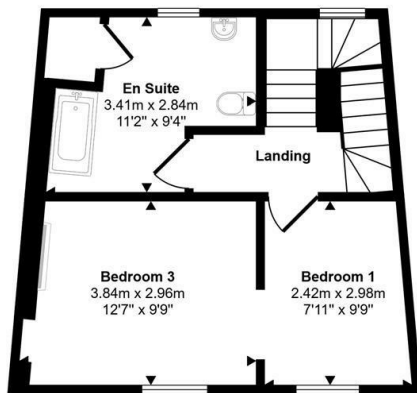


Approx Gross Internal Area  
110 sq m / 1188 sq ft

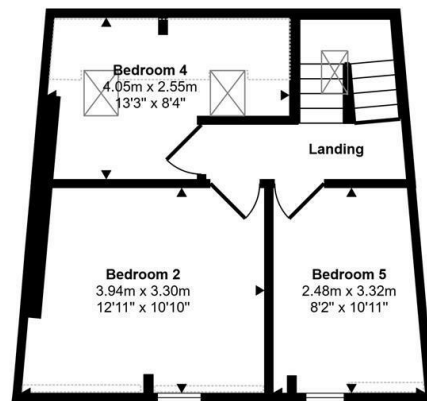


Ground Floor  
Approx 38 sq m / 413 sq ft

Denotes head height below 1.5m



First Floor  
Approx 35 sq m / 378 sq ft



Second Floor  
Approx 37 sq m / 397 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,

HEATING: gas

TAX: Band C

SSG/ESL/12/24/DRAFT

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

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



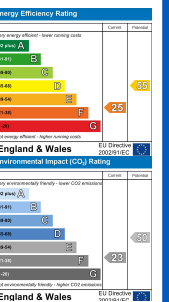
## Llanarth House, 17 Bridgend Square, Haverfordwest, Pembrokeshire, SA61 2LP

- Three Storey Town House
- Two Reception rooms
- Courtyard Garden to Rear
- Ideal Investment Opportunity
- Character Features

- Five Bedrooms
- Gas Central Heating
- Town Centre Location
- No Onward Chain
- EPC Rating F

**Guide Price £70,000**

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**The Agent that goes the Extra Mile**







A period townhouse situated within the County Town of Haverfordwest.

This attractive brick-faced three/four bedroom home has several character features including three cast iron fireplaces, quarry tiled flooring, and exposed floorboards. The layout offers accommodation over three storeys that comprises: Entrance Hall, Living Room, Dining Room and Kitchen. On the first floor, is a double Bedroom and Bathroom, on the second floor are a further two Bedrooms and a Study. To the rear of the property is a small enclosed walled courtyard.

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, proceed up High Street and onto Dew Street. Follow the road around to the right coming back down Barn Street. Take your second exit at the mini roundabout passing Lidl stores. Head towards the Morrisons roundabout. At Morrisons roundabout take your fourth exit, the property can be found immediately on the left hand side denoted by our for sale board. What3Words: owners.ashes.hoot

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