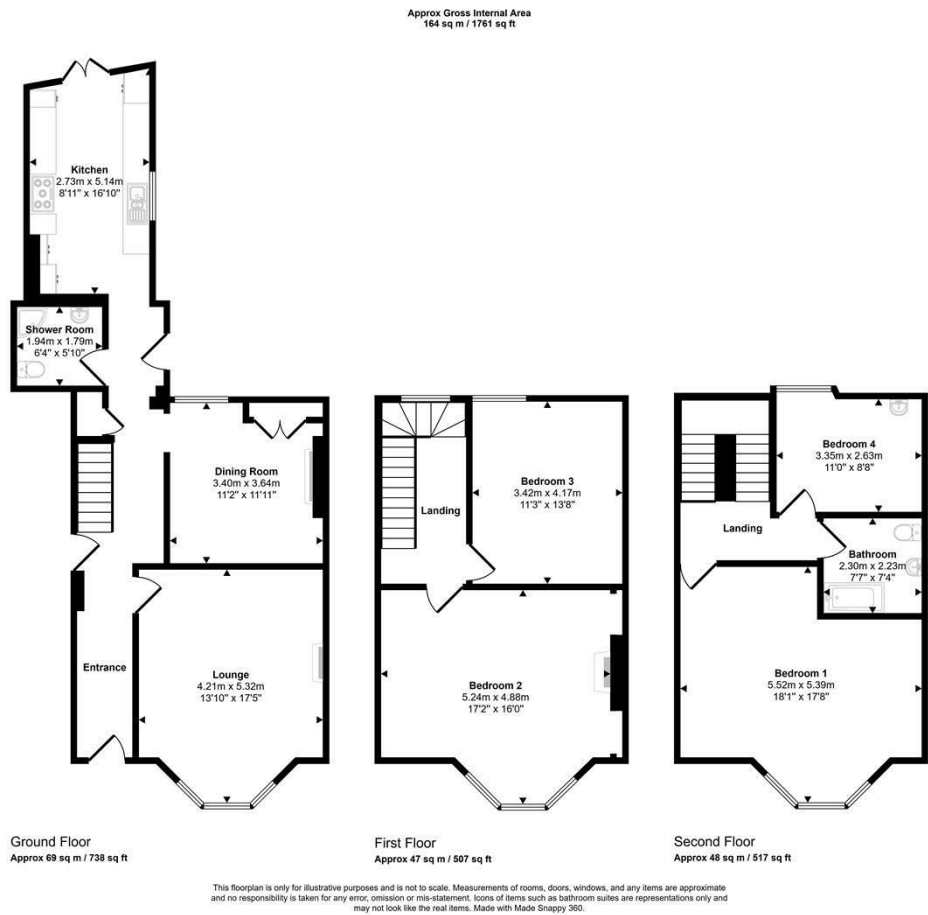




VIEWING: By appointment only via the Agents.

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

TAX: F

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

JETH/ESL/06/25/DRAFT

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.

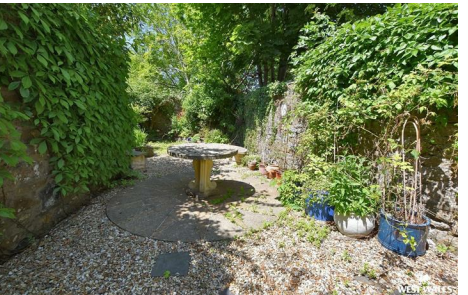
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**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



## Ashgrove 91 Hill Street, Haverfordwest, Pembrokeshire, SA61 1QL

- Mid Terrace Town House
- Four Double Bedrooms
- Original Features
- No Onward Chain
- Grade II Listed
- Convenient To Town
- Two Reception Rooms
- Front And Rear Gardens
- Basement
- EPC Rating: Exempt

**Offers Around £280,000**



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***The Agent that goes the Extra Mile***





A most attractive mid terrace townhouse situated within a sought after location convenient to the Town centre. This grade II listed property dates back to approximately 1830 and retains many original features, including panelled doors, high ceilings, and sash windows.

The layout of the property briefly comprises of an entrance hall, living room, second reception room/dining room, shower room, kitchen, basement, four bedrooms, and a family bathroom. The property benefits from gas central heating and boasts beautiful details corning and ceiling rose in the master bedroom.

Externally, the property has a pretty frontage enclosed by iron railings and a pedestrian gate. At the rear is a pretty courtyard garden which is easily maintained and offer a private spot to sit outside.

With the further appeal of no onward chain, this property is bursting with character making it a unique family home.

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 and pubs. 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 northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife.



### DIRECTIONS

From our office in Haverfordwest proceed along Victoria Place turning left into Quay Street, head to the end heading up Union Hill. Follow the road along Winch Lane and round towards the Sports Centre. Take the first right onto Bush Row and then into Upper Market Street, and then turn left onto Hill Street, where the property will be found on the right hand side. What3Words: ///baked.tester.assets

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