



All enquiries Ref: James Paterson



- Substantial freehold double fronted four floor end terrace building requiring modernisation
- Full vacant possession

#### Location:

The property is situated on Merlin's Terrace between its junctions with Augustine Way and Freemans Way. Public transport links include Haverfordwest mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A40 which links to the M4 to the east via the A48. An extensive range of shopping amenities, cafes, bars and restaurants can be found locally in Haverfordwest. Recreational pursuits can be found locally at the open spaces of Priory Saltings Nature Reserve and Pembrokeshire Coast National Park.

#### Description:

Substantial double fronted end terrace building arranged over lower ground, ground, first and second floors requiring modernisation.

#### Accommodation:

Second floor: Three bedrooms, shower room

First floor: Four bedrooms, bathroom/WC, cloakroom/WC, kitchenette, two landings

Ground floor: Two bedrooms, two reception rooms, kitchen, bathroom/WC, two entrance halls

Lower ground floor: Four rooms, utility

Outside: Rear garden

GIA (Source: EPC) approximately 293 sq m (3,153 sq ft)

EPC rating: E

Council Tax Band: E

#### Potential:

The property may be suitable for conversion into two houses or a number of self-contained flats, subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

