



Flat 3, Commerce House Market Street, Haverfordwest, Pembrokeshire, SA61 1NQ

Offers In The Region Of £89,000

- 2 Bedroom Apartment
- Town Centre Location
- Ideal First Time Buy Or Investment
- First Floor
- No Onward Chain
- EPC Rating C

Flat 3, Commerce House Market Street, Haverfordwest SA61 1NQ

A 2 bedroom first floor flat located in the historic town of Haverfordwest and within easy walking distance to all its local amenities and benefitting from no onward chain. We highly recommend viewing to appreciate the potential Flat 3 Commerce House has to offer.



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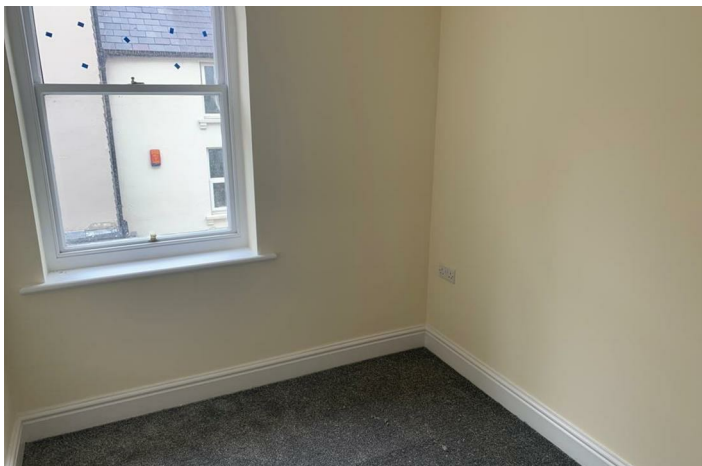


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C

Council Tax Band: B



Property

Flat 3 Commerce House is a 2 bedroom first floor apartment, part of the redevelopment of the original Commerce House site situated in the centre of the historic town of Haverfordwest within easy walking distance of all its local amenities including public transport links. The accommodation briefly comprises: Entrance Hall, Living Room, 2 Bedrooms, Kitchen and Bathroom. Benefitting from no onward chain this property would be ideal for either a first time buyer and/or investment.

Location

Commerce House sits at the bottom of Market Street in the historic county town of Haverfordwest and within easy walking distance to all its local amenities. The beautiful Pembrokeshire coast is approximately 6 miles to the south-west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale approximately 8 miles to the northwest. The picturesque Pembrokeshire Coastal Path gives miles of wonderful walks on which to enjoy the stunning coastline.

Directions

Commerce House is located where Market Street and High Street meet in the county town of Haverfordwest. For GPS purposes the property's postcode is SA61 1NQ.

Entrance Hall

Built in storage cupboard housing hot water tank. Space and plumbing for washing machine. Door to

Living Room

12'0 x 8'5

Window to front. Electric storage heater.

Kitchen

6'7 x 5'1

Range of wall and base units with work surface over. Stainless steel sink with drainer. Integrated fridge, electric oven and hob with extractor over. Downlights.

Bedroom

8'9 x 6'11

Window to front. Electric storage heater.

Bedroom

8'9 x 8'7

Window to front. Electric storage heater.

Bathroom

7'10 x 5'4

Fully tiled. Suite comprising bath with shower over, hand wash basin and w/c. Heated towel rail. Downlights.

Tenure

Leasehold. 999 year lease started October 2018.

Services

Mains electricity, water and drainage. Electric storage heaters.

Viewings

Strictly by appointment through the Town, Coast & Country Estates office please.

Agent's Notes

Please note this property is being sold on the behalf of an associate of Town, Coast & Country Estates.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.