



## 6 Market Street, Haverfordwest, Pembrokeshire, SA61 1NH

Offers In The Region Of £169,500

- 2 Bedroom Maisonette
- No Onward Chain
- Ideal Investment/First Time Buy
- Well Presented & Spacious
- Convenient Town Location
- EPC Rating C

# 6 Market Street, Haverfordwest SA61 1NH

A 2 bedroom maisonette boasting modern and spacious living accommodation situated within easy walking distance to the centre of the historic county town of Haverfordwest and all its local amenities. 6 Market Street benefits from no onward chain making this property ideal for a first time buy and/or investment.



Council Tax Band: C





## Property

A well presented and spacious 2 bedroom maisonette located within the Commerce Mews development in the historic county town of Haverfordwest and situated within easy walking distance to all its local amenities. Split over three floors the accommodation briefly comprises entrance hallway to the ground floor, living/dining room, kitchen and bathroom to the first floor and 2 bedrooms to the second floor. Benefitting from new carpet throughout this property would be ideal for either first time buyers or investors.

## Location

Commerce Mews 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 Mews is located where Market Street and High Street meet in the County town of Haverfordwest and is conveniently situated within walking distance of the town centre. Go through the archway and number 6 is located on the left hand side. For GPS purposes the property's postcode is SA61 1NH

The property is approached via a entrance door into

## Entrance Hallway

Stairs to

## First Floor Landing

Windows to front and rear. Stairs to second floor. Radiator. Door to

## Living/Dining Room

14'7 x 12'4

Windows to rear. Radiator.

## Kitchen

8'11 x 8'9

Window to front. Range of wall and base units with work surface over. Stainless steel sink with drainer. Integrated gas hob with extractor over, electric oven, microwave and fridge/freezer. Downlights.

## Bathroom

8'11 x 6'9

Window to front. Suite comprising bath with handheld shower attachment, wash hand basin and w/c. Separate shower cubicle. Heated towel rail. Fully tiled. Downlights.

## Landing

Window to rear. Sloping ceilings. Door to

## Bedroom

9'10 x 8'11

Velux windows to front. Radiator.

## Bedroom

19'9 (max) x 14'0 (max)

Velux windows to front and windows to rear. Sloping ceiling. Loft access. Radiator.

## Tenure

Leasehold. 999 years remaining.

## Services

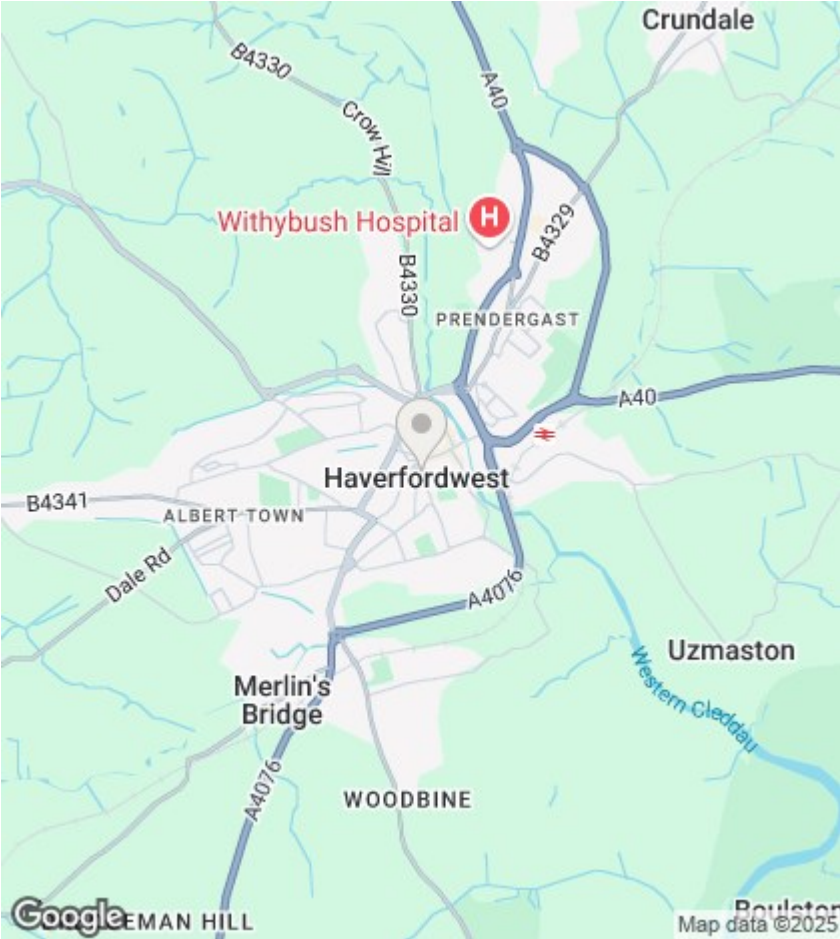
Mains gas, electricity, water and drainage.

## Viewings

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

## Agent's Notes

Please note this property is being sold on 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	75	76
(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



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

**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 GURANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.