



15B High Street, Haverfordwest, SA61 2BW

Offers In The Region Of £149,000

- 2 Bedroom Terraced House
- Walking Distance To Local Amenities
- Ideal Investment And/Or First Time Buy
- Town Centre Location
- No Onward Chain
- EPC Rating C

15B High Street, Haverfordwest SA61 2BW

Situated within easy walking distance to the centre of the historic county town of Haverfordwest and all its local amenities this 2 bedroom terraced house. With no onward chain this property would make an ideal investment and/or first time buy. We highly recommend viewing to appreciate the potential this property has to offer.



2



2



1



C

Council Tax Band: A



Property

A 2 bedroom terraced house located in the centre of the historic town of Haverfordwest and situated within easy walking distance of all its local amenities. Split over two floors the accommodation briefly comprises living room, kitchen and cloakroom to the ground floor and two bedrooms and bathroom to the first floor. This property would make an investment.

Location

Located in the historic county town of Haverfordwest and within easy walking distance to all its amenities including shops, cafes, restaurants, supermarkets, Library and public transport links. 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

At the bottom of Market Street walk through the Commerce Mews archway and down the steps opposite, 15B can be found across the courtyard. For GPS purposes the postcode is SA61 2BW.

A partially obscure glazed entrance door into

Living Room

20'8 (max) x 15'10 (max)

Turning stairs to first floor landing. Radiators. Door to cloakroom and opening to

Kitchen

10'0 x 6'0

Window to side. Partially tiled walls. Range of wall and base units with work surface over. Stainless steel sink with drainer. Integrated gas hob with extractor over, electric oven, microwave, dishwasher and fridge/freezer. Space and plumbing for washing machine. Wall mounted boiler. Downlights.

Cloakroom

Tiled floor. Wash hand basin. W/c.

First Floor Landing

Door to

Bathroom

9'6 x 6'0

Tiled walls. Suite comprising bath with handheld shower attachment, wash hand basin and w/c. Separate shower cubicle. Downlights. Towel radiator.

Bedroom

14'6 x 8'7 (max)

Window to front. Loft access. Radiator.

Bedroom

10'4 (max) x 7'10 (max)

Window to front. Door to built in storage. Radiator.

Externally

To the front of the property is a courtyard with right of way access granted to the adjacent flats.

Tenure

Freehold.

Services

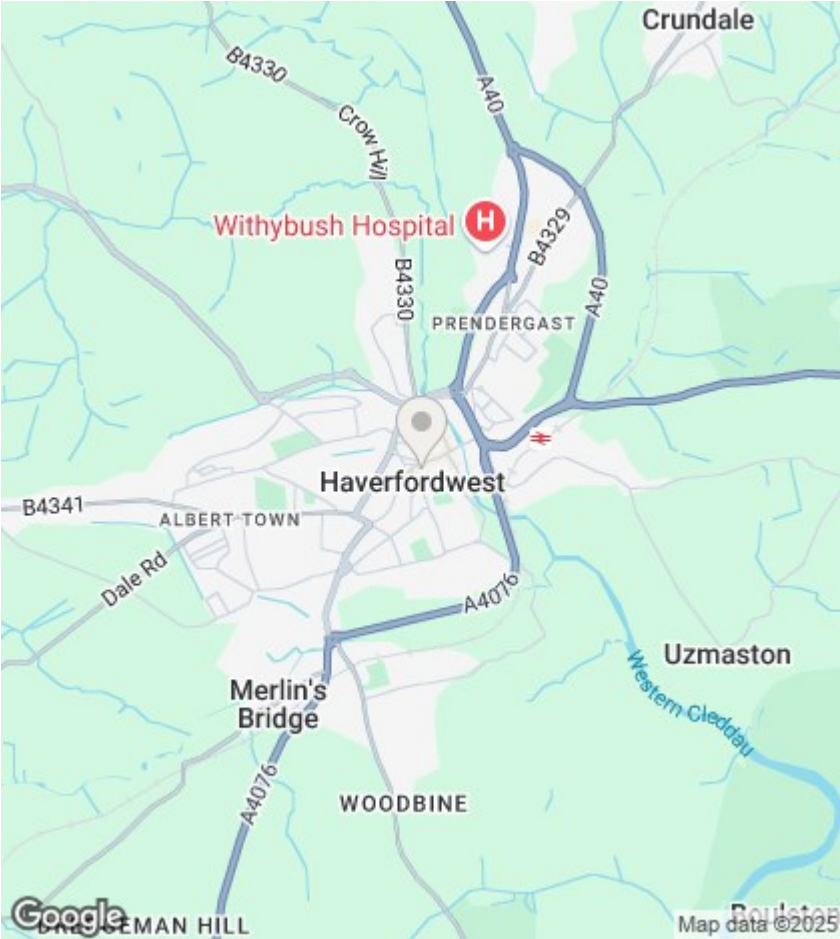
Mains gas, electricity water and drainage.

Viewings

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

Agent's Notes

Please note that 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 | | 88 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (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 |

Ground Floor



First Floor



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.