



8 Augustine Way, Haverfordwest, SA61 1NX

Offers Over £85,000

A 2 Bedroom First Floor Flat.

Convenient & Popular Residential Location.

Large Rear Garden Space.

E.P.C Rating C.

Spacious Rooms Throughout.

Fantastic First Time Buy or Investment Opportunity.

No Onward Chain.

Description

A spacious 2 bedroom, first floor flat which is ideal as a first time buy or investment opportunity. Located in a convenient and popular residential location, the property has been well maintained by the present owners but is improvable even now. No.8 has a larger than average rear garden, which is flat, enclosed, and laid to lawn. A lovely property, priced competitively No.8 Augustine Way is sure to attract interest quickly. Contact J.J Morris for viewing arrangements.

Access to:

Access to No.8 is via a gated pathway leading to the main door, which is located on the side of the building.

Entrance Hallway 15'1 x 4'7 (4.60m x 1.40m)

Window to rear garden window to side, radiator, telephone point, laminate floor, airing cupboard.

Lounge 15'1 x 11'1 (4.60m x 3.38m)

Window to rear, T.V point, radiator, gas fire, laminate floor.

Bedroom 1 14'3 x 9'9 (4.34m x 2.97m)

Window to rear, T.V point, radiator.

Bedroom 2 10'4 x 10'1 (3.15m x 3.07m)

Window to fore, radiator.

W.C

Window to fore, tiled walls, low-level W.C.

Shower Room/Wet Room 8'5 x 5'3 (2.57m x 1.60m)

Obscure window to fore, tiled walls, shower area with power shower, wash hand basin.

Breakfast Kitchen 12'9 x 10'1 (3.89m x 3.07m)

Window to fore x 2, tiled floor, radiator, a range of wall and base units with complementary work surface, 1 1/2 bowl sink unit with mixer tap, integrated oven and 4 ring gas hob with extractor over.

Externally

A pathway leads to the large lawned garden to the rear of the property which is not shared with the ground floor flat, although the ground floor flat does have pedestrian access on the pathway to access their garden.

Tenure

We are advised the property is leasehold. - 92 years remaining.

Services

We are advised that mains services are connected.

Broadband

Superfast Fibre Broadband is available to the area as confirmed by www.bt.com/broadband/availability/

THINKING OF SELLING?

Call J.J Morris for free advice & information about market conditions & how we can help you



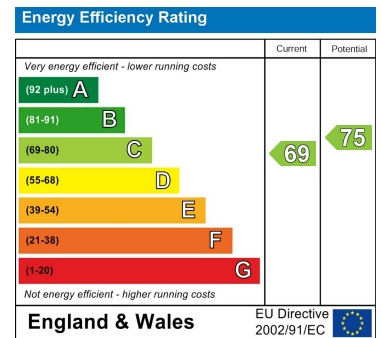
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www.jjmorris.com

Area Map



Energy Efficiency Graph



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