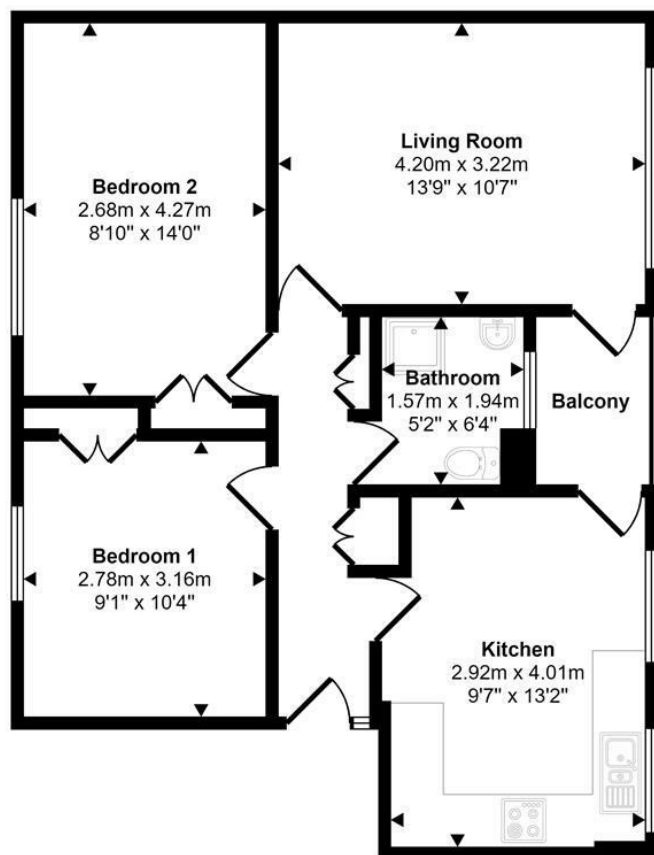


Approx Gross Internal Area
58 sq m / 621 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: 99 yr Lease starts 25.03.1997 and has had it extended by 162 years and ends 2159
Service charge £1176.75 per annum
Ground Rent £50.00 per annum

SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band A

CFH/AMA/11/23/OK EIL

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

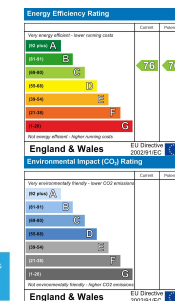


17 Harrier Road, Haverfordwest, Pembrokeshire, SA61 2TT

- Leasehold Apartment Second Floor
- Well Presented
- Two Bedrooms
- Gas Central Heating
- Communal Parking
- Investment Opportunity
- Close to Amenities
- Kitchen/ Diner
- Double Glazing
- EPC: C

Offers Around £70,000

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The Agent that goes the Extra Mile





A well presented, two bedroom, second floor apartment located in a popular residential area on the periphery of the county town of Haverfordwest.

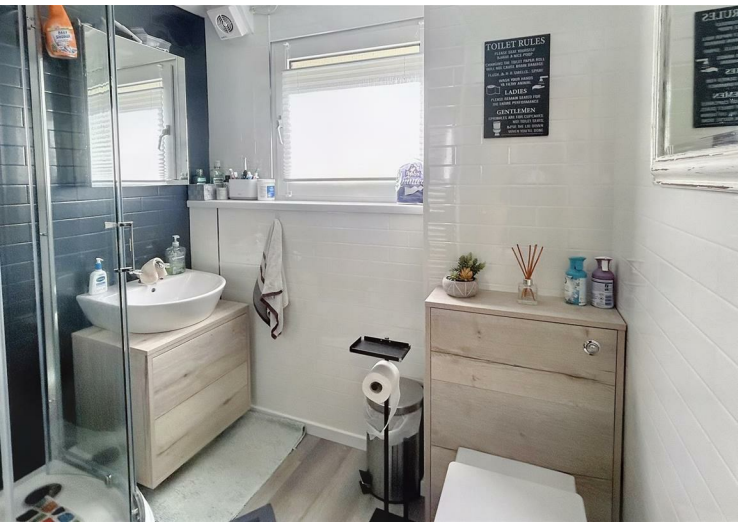
The accommodation briefly comprises; kitchen, Entrance Hall, Lounge, Balcony, Kitchen/Breakfast Room, Bathroom and two Bedrooms. The property benefits from Gas Central Heating and Double Glazing.

Externally to the rear there is a shared parking area on first come first served basis.

Viewing recommended to all First Time Buyers and Investors.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

The beautiful Pembrokeshire coast is only 6 miles to the southwest, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife.



DIRECTIONS

From our office in Haverfordwest proceed around the one way system heading back down Barn Street, at the mini roundabout take the left heading up City Road. Follow the road past the cemetery and down the hill turning left into Trafalgar Road. Continue up the hill taking the second right into Harrier Road. What3Words: descended.dangerously.times

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.