

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 Magic Snaggy 360.



TENURE: Freehold  
 SERVICES: We have not checked or tested any of the services or appliances at the property.  
 Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas  
 HEATING: Gas  
 TAX: Band: C

We would respectfully ask you to call our office before you view this property internally or externally

SLS/ESL/10/25/SLSOK

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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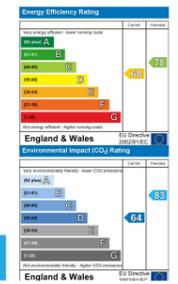


**93 City Road, Haverfordwest, Pembrokeshire, SA61 2RR**

- Mid Terrace House
- Convenient Location
- Three Bedrooms
- Views To The Rear
- Two Reception Rooms
- Very Well Presented
- No Onward Chain
- Garden To The Rear
- Downstairs WC
- EPC Rating: D

**Offers In The Region Of £170,000**

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**The Agent that goes the Extra Mile**





Welcome to 93 City Road, a mid terrace house located close to Haverfordwest town centre, convenient to amenities, schools and public transport links. This property is being sold with the further appeal of no onward chain, making it a fantastic first time buy, or investment property.

The layout briefly comprises of an entrance porch leading through to a hallway with stairs to the first floor and handy under stairs storage space. There is a living room to the front with an original fireplace and a bay window. An open plan kitchen/diner is fitted with modern units and sliding door to the garden, there is also a downstairs WC with space for utilities leading off from the kitchen. On the first floor is a pleasant landing space giving access to three bedrooms, the two double bedrooms benefit from fitted wardrobes, and a family bathroom offering a bath with an overhead shower. The property is in a very good decorative order, with neutral tones and character panelled doors.

Externally, there is an enclosed lawned garden to the front separating the front door from the pavement and giving curb appeal. To the rear is an elevated balcony with a nice outlook, and steps leading down to a patio seating area, progressing on to a lawned garden at the bottom. A rear gate with a right of way provides pedestrian rear access to the garden.

Viewing is highly recommended!

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, main line train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

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



### DIRECTIONS

From our Haverfordwest office proceed up the High Street, turning right into Dark Street and cross Mariners Square. Turn onto Barn Street and immediately take the left hand lane. At the mini-roundabout take the 1st exit and proceed up City Road hill. The property can be found on the left-hand side. What3words ///hurlf.foods.signal

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.