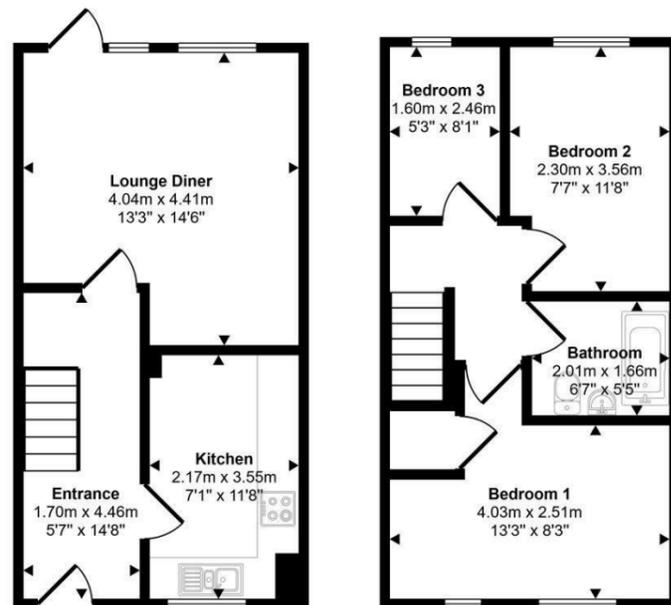


Approx Gross Internal Area  
65 sq m / 698 sq ft



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: Freehold

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

Property has Mains Drainage, Mains Electric, Mains Water, Gas

HEATING: Gas

TAX: Band D

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

NME/ESL/03/26/DRAFT

AGENTS NOTE - An employee of WWP has an interest in the freehold of this property.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

https://www.facebook.com/westwalesproperties/

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626



## 85B City Road, Haverfordwest, Pembrokeshire, SA61 2RR

- Semi Detached House
- Lounge/Diner
- Close to town
- Ideal First Time Buy/Investment
- Chain Free
- 3 Bedrooms
- South Facing Garden
- Gas Heating
- Off Road Parking
- EPC Rating C



Offers In Excess Of £179,000

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**The Agent that goes the Extra Mile**





### CHAIN FREE

Situated on City Road in the ever-convenient location of Haverfordwest, this well-presented semi-detached family home offers a superb blend of comfort and modern living.

The property is approached via a welcoming entrance hallway, leading to a contemporary fitted kitchen complete with built-in electric oven and gas hob, with space for additional appliances. There is useful under-stairs storage, ideal for coats and shoes. To the rear, a lounge/dining room provides a versatile living space, perfect for both relaxation and entertaining, with patio doors opening onto steps that lead down to a south-facing garden. The garden also benefits from a shed and a unique feature backdrop of an impressive medieval defensive wall.

To the first floor, the property offers 2 double bedrooms and one single bedroom along with a family bathroom featuring a shower over the bath.

Externally, the property is set back from the road and benefits from off-road parking for at least two vehicles. Further advantages include gas central heating and double glazing throughout.

This home is ideally suited to families or first-time buyers seeking a conveniently located property with comfortable living space and characterful surroundings.

Haverfordwest has a wide range of amenities including Main Line Train Station, Hospital, Leisure Centre and Swimming Pool, Cinemas, Primary and Secondary Schools, Sixth Form College, Supermarkets, Retail Parks, whilst Johnston itself has a Primary School, train station, shops, doctor's surgery. Appeal to those looking for a comfortable and inviting home in a desirable area.



### DIRECTIONS

From the Carmarthen direction, proceed into Haverfordwest. Head towards the Morrisons roundabout (Bridgend Square). Take the first exit onto the A487 and continue past Lidl. At the mini-roundabout, take the second exit onto City Road. Continue along City Road, and the property (85B) will be located on the left-hand side. What 3 Words: [///park.motion.shed](http://park.motion.shed)

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