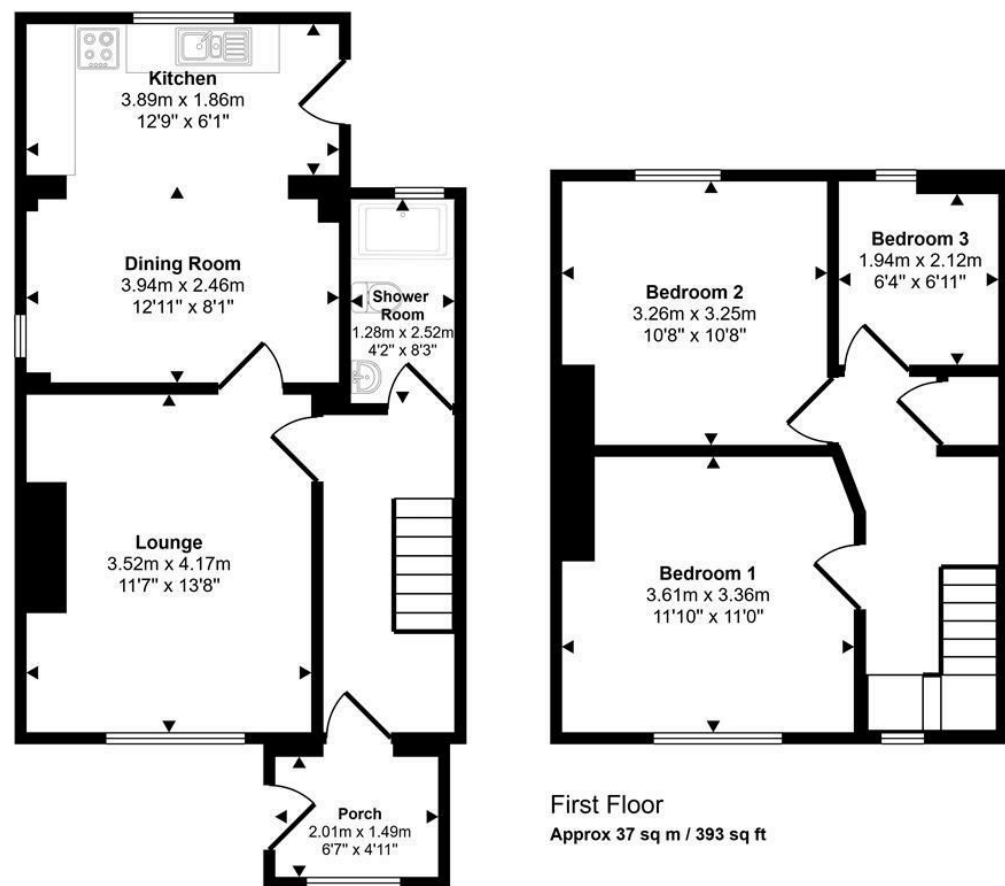


Approx Gross Internal Area
84 sq m / 900 sq ft



Ground Floor
Approx 47 sq m / 507 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: We are advised freehold

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

TAX: Band 'B' Pembrokeshire County Council

AGENTS VIEWING NOTE: We would respectfully ask you to call our office before viewing internally or externally.

IRK/AMV/ CFHOK 25/07/26

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

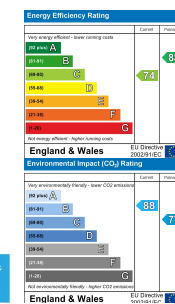


20 Portfield Avenue, Haverfordwest, Pembrokeshire, SA61 1EG

- End of Terrace Property
- Close to Amenities
- Ideal First Time Buy
- Driveway Parking
- No Chain
- Three Bedrooms
- Double Glazing and Gas Central Heating
- Rear Garden & Shed
- Investment Potential
- EPC Rating: TBC

Price £180,000

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

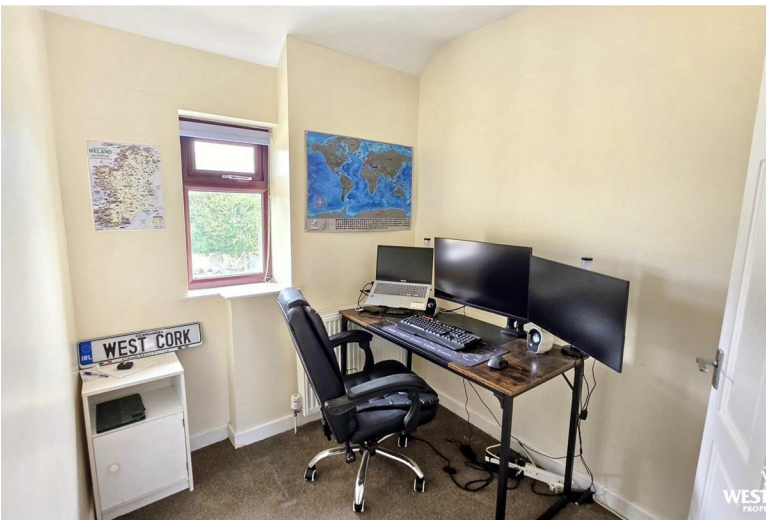


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The Agent that goes the Extra Mile

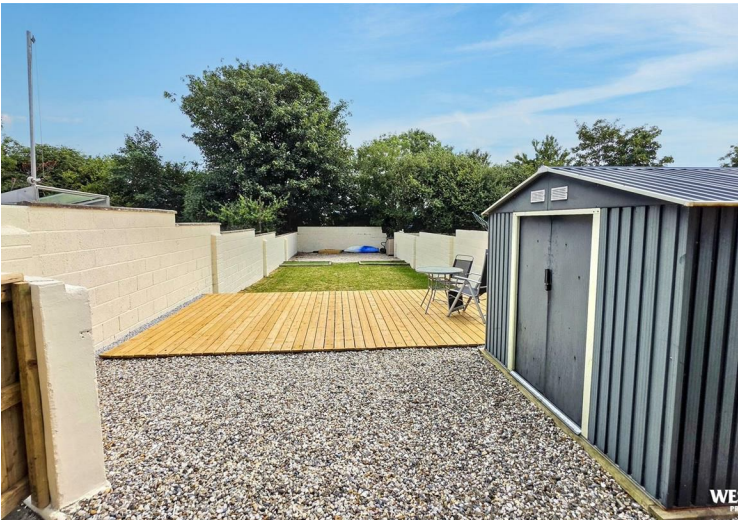




A three-bedroom semi-detached property with off-road parking and an enclosed rear garden, situated within easy reach of Haverfordwest town centre, schools and everyday amenities. The accommodation begins with an entrance porch leading into the hallway, with stairs rising to the first floor. The lounge is located at the front of the property and features a wall-mounted electric fire. Double doors lead through to the dining room, providing separate reception areas for everyday living and dining. The kitchen is fitted with a range of wall and base units with worktop space and room for appliances. A door provides access to the rear garden. The ground floor also benefits from a family bathroom fitted with a bath with shower over, wash hand basin and WC.

The first floor comprises three bedrooms, including two double bedrooms and a third bedroom which is currently used as a home office. The landing also benefits from a built-in storage cupboard. Externally, the front of the property provides a gravelled driveway offering off-road parking, together with gated side access to the rear. The enclosed rear garden includes a decked seating area, lawn, gravelled sections and a storage shed. The property benefits from gas central heating and double glazing and is conveniently located for local schools, supermarkets, transport links and the amenities of Haverfordwest town. No onward chain. Viewing is recommended to appreciate the accommodation on offer.

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.



DIRECTIONS

From our Haverfordwest branch, continue up Hight Street and continue to the traffic lights, at which turn right but remain in the left hand lane which will take you straight ahead. At the mini roundabout, continue straight on, then take your first left turn into Portfield Avenue, where the property will be on your left denoted by our For Sale board.

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