



## 20F City Road, Haverfordwest – SA61 2ST

OFFERS OVER £25,000

Recently improved 1 Bedroom Apartment.  
Convenient Town Centre Location.

Surprisingly Spacious with Off Road Parking.

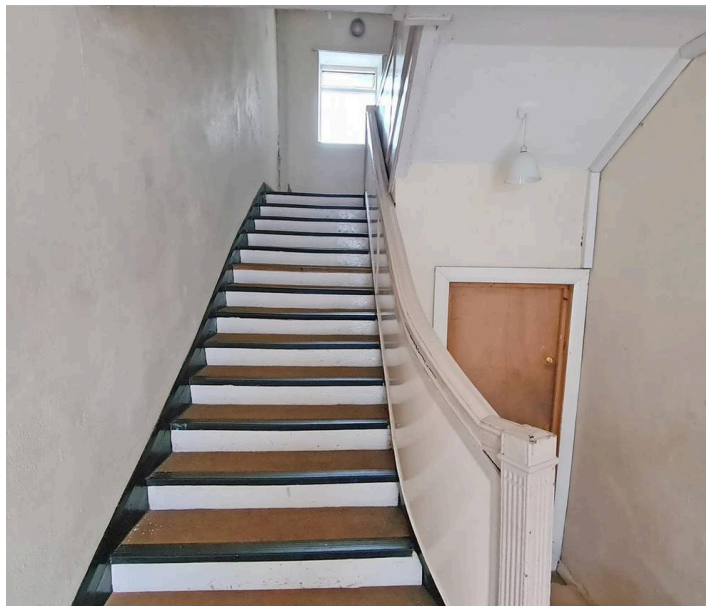
Ideal First Time Buy or Investment.

63 years remaining on the lease

Easily converted to a 2 Bedroom Apartment.

Grade II Listed Building.





### Description

A recently improved 1 bedroom apartment in Haverfordwest town center, within easy access to the shops, amenities, and facilities the County town has to offer. The apartment is surprisingly spacious for a 1 bedroom property, with a large lounge, good sized double bedroom, nice breakfast kitchen, and bathroom. The communal hallway allows access to this second-floor apartment, and there is allocated off-road parking space to the rear of the property. Ideal as a first time purchase, or a cracking investment with a potentially high rental yield expected, contact us for further details. (Please note that similar apartments have been very easily changed to 2 bedroom apartments as per the proposed floorplan).

### Entrance to:

Entrance to the property is via a communal entrance, leading to the main stairwell.

### Communal Hallway

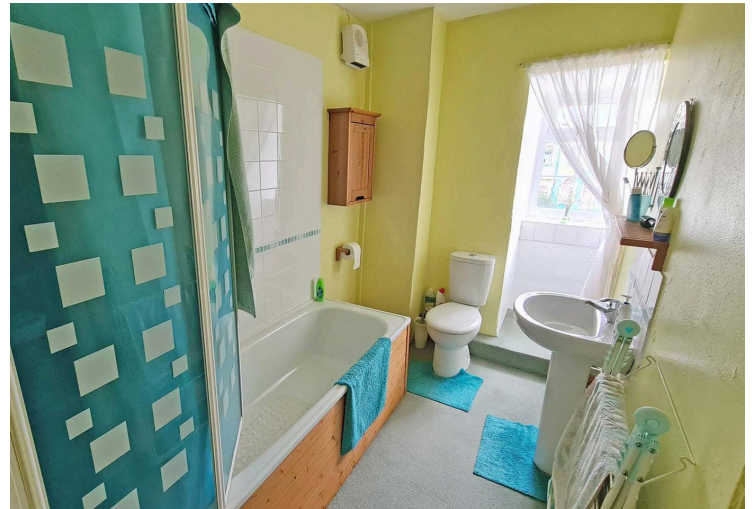
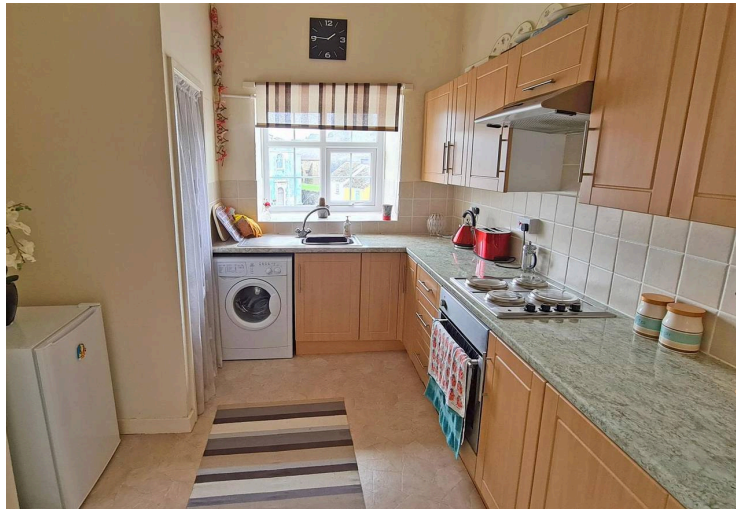
Leading to the 2nd floor flat.

### Door to:

### Lounge

Dimensions: 4.72m x 4.06m (15'6 x 13'4). Double glazed sash window to fore x 2, electric fire with decorative surround, T.V and telephone points.





### **Bedroom**

Dimensions: 3.76m x 2.59m (12'4 x 8'6).

Double glazed sash window to fore, T.V point, electric radiator.

### **Hallway**

L-shaped hallway, 4 steps leading down to:

### **Breakfast Kitchen**

Dimensions: 4.72m x 3.20m max (15'6 x 10'6 max).

Double glazed window to side, a range of wall and base units with complementary work surface, stainless steel sink with mixer tap, plumbing for washing machine, integrated oven and grill with extractor over, part tiled walls, storage cupboard.

### **Bathroom**

Dimensions: 4.72m x 2.16m (15'6 x 7'1). Double glazed window to side, bath with shower over, wash hand basin, low-level W.C, part tiled walls.

### **Externally**

There is no garden space other than the allocated parking and shed directly outside of the main front door.

### **Off Road Parking**

Allocated parking for 1 vehicle.

### **Tenure**

We are advised the property is leasehold. £0 PA Service Charge; £150 PA Ground Rent





### Mains

Electric heaters and electric water immersion.

### Broadband

Superfast Fibre Broadband is available to the area as confirmed by [www.bt.com/broadband/availability/](http://www.bt.com/broadband/availability/)

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City Road,  
Haverfordwest  
Pembrokeshire  
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(Possible Layout)





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	5	3
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	