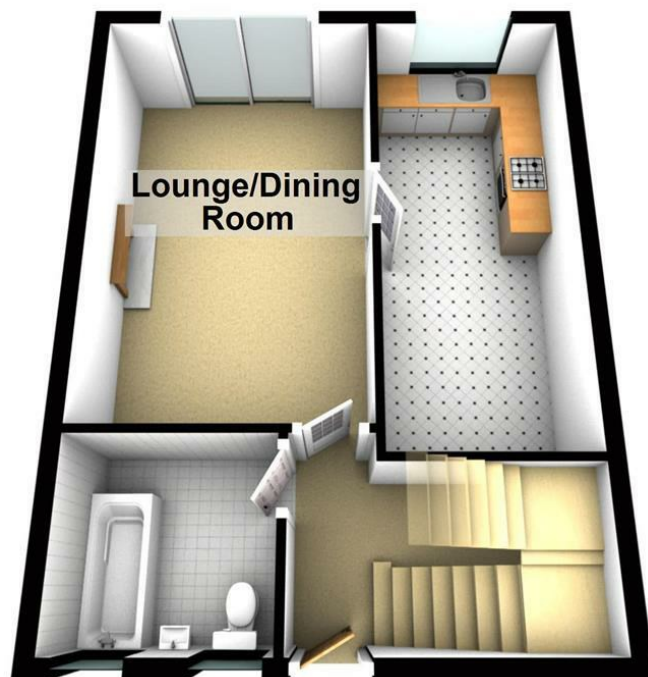
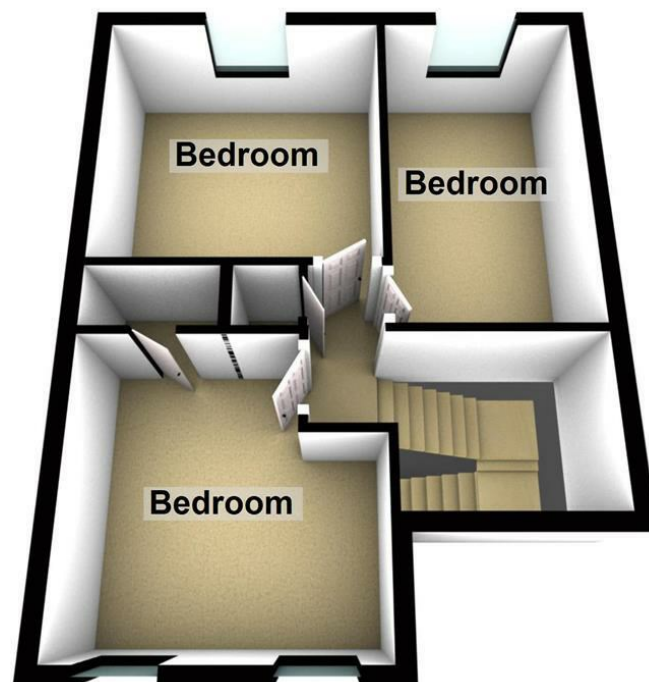


**Ground Floor**



**First Floor**



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

RS/RS/03/21/OK/PKP

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @VWVProps  
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.

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

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

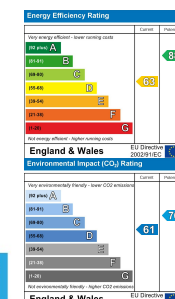
TELEPHONE: 01437 762626

## 9 Fernhill Road, Merlins Bridge, Haverfordwest, Pembrokeshire, SA61 1LE

- NO CHAIN
- uPVC Double Glazing
- Terrace House
- Rear Garden
- Ideal FTB Or Investment
- Three Bedrooms
- Gas Central Heating
- Kitchen/Diner
- Close to Town
- EPC Rating D

**Offers In Excess Of £115,000**

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**The Agent that goes the Extra Mile**





\*\*\*NO CHAIN\*\*\* Three-bedroom mid-terrace house situated on the edge of Haverfordwest. The property comprises; hallway, lounge, kitchen/diner, bathroom on the ground floor, and three bedrooms on the first floor. Externally there is a small yard to the front of the house and a rear garden with gated access. Benefiting from gas central heating and uPVC double glazed windows and doors which have been replaced in February 2021. Ideal first-time buyer or investment property.

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 south-west, 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.

### Lounge

17'4 x 10'9 (5.28m x 3.28m)

### Kitchen

18' x 7'5 (5.49m x 2.26m)

### Bathroom

7'4 x 7 (2.24m x 2.13m)

### Bedroom

10'9 x 10'1 (3.28m x 3.07m)

### Bedroom

10'9 x 10'6

### Bedroom

7'4 x 13'2 (2.24m x 4.01m)



### DIRECTIONS

From our Haverfordwest branch, continue up High Street and onto Dew Street, until you reach the traffic lights, at which continue straight on, and continue straight at the next traffic lights. At the roundabout, take the third exit down Merlin's Hill, and at the next roundabout, take the second exit off up the Pembroke Road and take first left into St Issells Avenue. Continue to the school and turn left into Fern Hill Road. Turn first right and right again into the parking area, the house is on the left.

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