

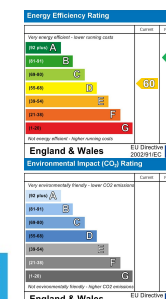


St Enodoc 6 Crowhill, Haverfordwest, Pembrokeshire, SA61 2HL

- Semi-Detached House
- Garden Front & Rear
- Walkable to Town Centre
- Gas Central Heating
- Four Bedrooms
- Well Presented
- Double Glazed
- Close to Amenities
- Two reception Rooms
- EPC Rating TBC

Offers In Excess Of £230,000

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



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 'D'

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

HAL/AMR/04/21/ OK/LKW

FACEBOOK & TWITTER
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<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.

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The Agent that goes the Extra Mile



A well presented, four bedroom, semi-detached property located on the periphery of Haverfordwest, within walking distance of schools, shops, and other local amenities. Benefitting from gas central heating, double-glazing and attractive front and rear gardens, this would make a wonderful family home.

The accommodation briefly comprises; entrance porch, hallway, lounge with bay window, dining room, fitted kitchen with matching wall and base units and complimentary work surfaces, utility room, and WC. Stairs lead up to four bedrooms with the master featuring a bay window, and a family bathroom.

Externally, there are front, side, and rear gardens which are mainly laid to lawn with flower borders. There is a garden shed and a paved patio area which can be accessed by patio doors leading from the dining room.

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, leisure center/swimming pool, cinema, restaurants, and pubs.

The beautiful Pembrokeshire coast is only 6 miles to the southwest, 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.



HALLWAY

LOUNGE

11'9 max x 12'10 (3.58m max x 3.91m)

DINING ROOM

11'1 x 12'1 (3.38m x 3.68m)

KITCHEN

13' max x 9'10 (3.96m max x 3.00m)

UTILITY

6 x 5 (1.83m x 1.52m)

WC

5 x 3 (1.52m x 0.91m)

LANDING

BEDROOM 1

6' max x 9'1 (1.83m max x 2.77m)

BEDROOM 2

11'1 max x 12'11 (3.38m max x 3.94m)

BEDROOM 3

12'1 x 11'9 (3.68m x 3.58m)

BEDROOM 4

10' max x 8 (3.05m max x 2.44m)

BATHROOM

6 x 7 (1.83m x 2.13m)



DIRECTIONS

From our office in Haverfordwest, continue up the High Street and follow the one-way system, then bear right into Albert Street. Continue in the right-hand lane and bear right onto Barn Street. Go straight over the mini-roundabout and through the lights at Lidl. Turn 2nd left and take the second exit up Crowhill and the property will be found a little further along on your left-hand side, opposite the Permit Parking bays.

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