



- 3 Storey New Build Town House
- 3 Bedrooms & Integral Garage
- Close To Town Centre Amenities
- EPC Rating C

**£165,000**

Est. 1890  
**evans  
roach**  
01437 762516





Commerce Mews is part of the redevelopment of the Commerce House site, accessed through an archway to the side of the Commerce House apartments. There is a choice of town or mews houses, the majority with garage parking. With two to four bedrooms, some traditional, some contemporary, all built to the same exacting standards with NHBC Certificates, Commerce Mews is an exciting new development, right in the heart of the historic centre of Haverfordwest.

The property is approached via the open storm porch (with lighting and outside tap), with wooden double doors to the integral garage and an entrance door to the

#### **Entrance Hall**

**10'11 x 5'8 (3.35m x 1.75m)**

Down lights. Window to front. Turning staircase to 1st floor. Radiator. Tiled floor. Door to

#### **Inner Hall**

**5'8 x 5'6 (1.75m x 1.68m)**

Down lights. Under stairs storage. Tiled floor. Door to integral garage and door to



#### Utility Room/Cloakroom

**8'11 x 5'8 (2.74m x 1.75m)**

Stainless steel sink and drainer unit set into worktop with space and plumbing for washing machine and tumble dryer. W/c. Tiled floor. Storage cupboard. Down lights. Radiator.

#### First Floor

##### Landing

Radiator. Down lights. Turning staircase to 2nd floor. Under stairs storage. Half glazed door to rear. Door to



#### Living Room

**15'10 x 15'1 (4.85m x 4.62m)**

L shaped. 2 windows to the front with views of Haverfordwest Castle. Window to the side. Oak flooring. Wall lights. Radiator. Open plan to

#### Kitchen

**8'5 x 8'5 (2.59m x 2.57m)**

Range of fully fitted wall and base units with soft closing drawers, integral dishwasher, fridge/freezer, oven, microwave and 4 ring gas hob with hood and light over. Matching cupboard housing Worcester combination boiler. Oak flooring. Part tiled walls. Stainless steel sink with shower tap. Down lights. Window to rear.



#### Second Floor

##### Landing

Down lights. Window to rear. Door and turning staircase to 3rd floor. Door to

##### Bedroom 3

**10'11 x 8'3 (3.35m x 2.54m)**

Window to the rear. Radiator. Pendant light.

##### Bedroom 2

**15'1 x 11'8 (4.62m x 3.56m)**

2 windows to the front. Radiator. Pendant light.



#### Bathroom

**8'3 x 6'0 (2.54m x 1.85m)**

Bath with shower attachment and mirror over. Separate shower cubicle. Fully tiled walls and floor. W/c and semi pedestal wash hand basin. Heated towel rail. Extractor fan. Down lights.



### Third Floor

#### Bedroom 1

17'10 x 15'1 (5.44m x 4.62m)

2 Velux windows to rear. Window to the front and side. Loft access. Under eaves storage. Radiator. Down lights.

Pendant light. Door to

#### En Suite Shower Room

9'10 x 3'3 (3m x 1m)

Fully tiled walls and floor. W/c and wash hand basin.

Shower cubicle. Extractor fan. Velux window to the front.

Down lights.

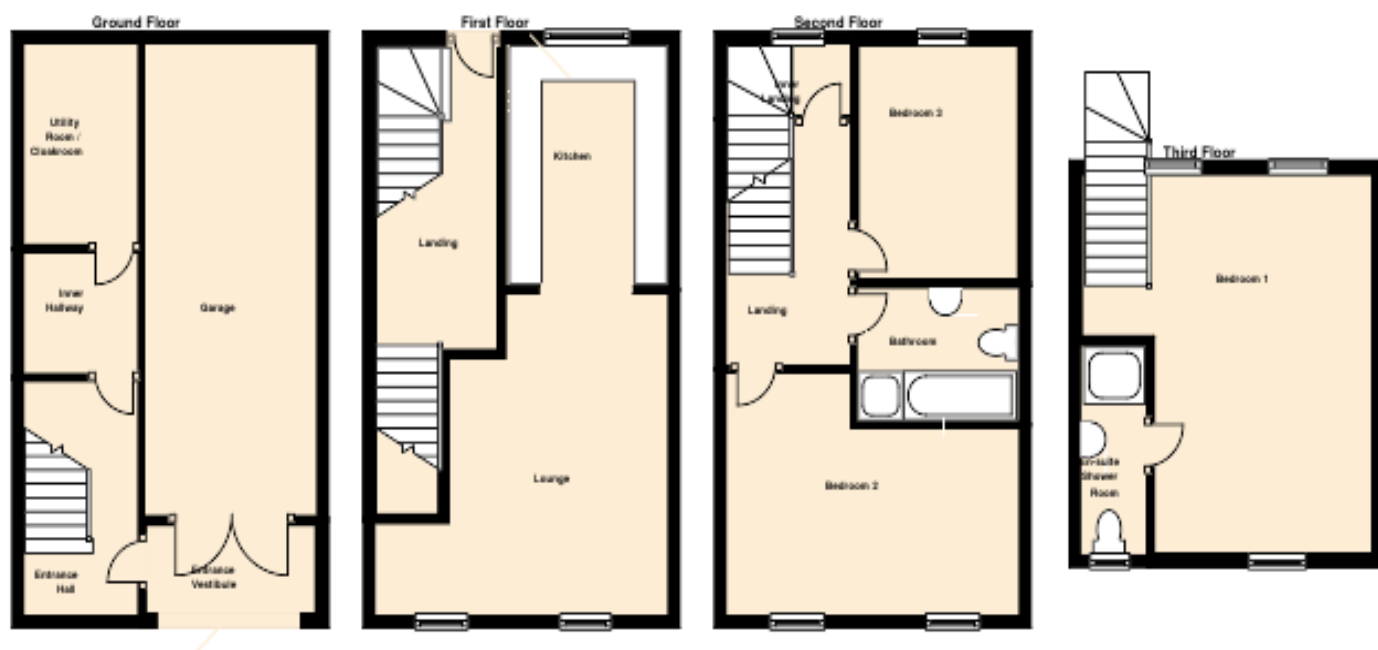
#### Garage

Light and power. Wooden double doors to the front. Door to inner hall.

#### Additional Information

Please note that this property is being sold on behalf of an associate of Evans Roach.





## Tenure

Freehold

## Council Tax Band

E

## Services

Mains Gas, Electric, Water and Drainage.

## Viewing Arrangements

Strictly by appointment only

## Directions

Commerce Mews is located where Market Street and High Street meet in the County town of Haverfordwest and is conveniently situated within walking distance of the town centre. Number 16 is approached through the archway and to the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	78	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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17 Victoria Place  
Haverfordwest  
Pembrokeshire  
SA61 2JX

www.evansroach.com  
info@evansroach.com  
01437 762516

