



- 3 Bedroom Mews House
- Convenient Town Centre Location
- Garage
- NHBC Guarantee

Offers in excess of £145,000





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

12'2 x 5'6 (3.73m x 1.70m)

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

Utility Room/Cloakroom

5'10 x 5'10 (1.80m x 1.80m)

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. Window to rear.





First Floor

Landing

12'2 x 6'3 (3.71m x 1.91m)

Radiator. Down lights. Window to front. Turning staircase to 2nd floor. Door to

Living Room

15'5 x 12'9 (4.70m x 3.91m)

L shaped. 2 window to the rear. Oak flooring. Wall lights. Radiator. Open plan to

Kitchen

8'9 x 5'4 (2.69m x 1.63m)

Range of fully fitted wall and base units with soft closing drawers, integrated fridge/freezer, oven microwave and 4 ring gas hob with hood and light over. Oak flooring. Part tiled walls. Stainless steel sink with shower tap. Down lights. Window to front.

Second Floor

Landing

8'11 x 6'2 (2.72m x 1.88m)

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

Bedroom 3

8'2 x 9'5 (2.49m x 2.88m)

Window to the rear. Radiator. Pendant light.

Bedroom 2

12'0 x 8'9 (3.66m x 2.69m)

Window to the side. Radiator. Pendant light.

Bathroom

8'9 x 6'2 (2.69m x 1.88m)

Bath with shower attachment. Separate shower cubicle. Fully tiled walls and floor. W/c and semi pedestal wash hand basin. Heated towel rail. Extractor fan. Down lights. Obscure glazed window to the front.

Third Floor

Bedroom 1

15'5 x 11'6 (4.70m x 3.51m)

Velux window to front. Window to the rear. Under eaves storage. Radiator. Pendant light.

Garage

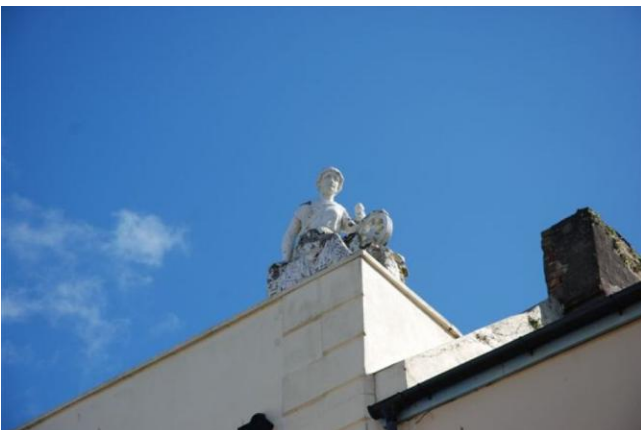
19'7 x 8'9 (5.97m x 2.69m)

Light and power. Window to rear. Wooden double doors to the front.

Agent's Notes

Photos may be of similar properties.

This property is being sold of behalf of an associate of Evans Roach.



Tenure

Freehold

Council Tax Band

E

Services

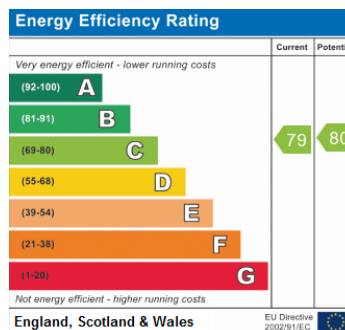
Mains gas, electricity, water & drainage

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 11 is approached through the archway and to the right.



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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER EVANS ROACH LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.

17 Victoria Place
Haverfordwest
Pembrokeshire
SA61 2JX

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

naea | propertymark

PROTECTED

OnTheMarket.com

The Property Ombudsman