



## 44 Barn Street, Haverfordwest – SA61 1TG

£147,500 Freehold

This well-presented two bedroom mid-terrace house offers comfortable and modern living, ideal for first-time buyers, couples, or small families. The property features a bright and airy living room, a contemporary fitted kitchen with ample storage space, and a dining area that creates a welcoming atmosphere for entertaining guests.

Upstairs, you will find two generously sized bedrooms, both with plenty of natural light, and a stylish family bathroom. The house is finished to a high standard throughout, with neutral décor that allows you to move straight in and make it your own.

## **Living Room**

Spacious and well-proportioned living room with timber flooring, radiator and front aspect double-glazed window.

## **Dining Room**

The central room of the ground floor, with carpeted floor, radiator and store cupboard, leading though to kitchen.

## **Kitchen**

Large kitchen with fitted wall and base units, with electric cooker (gas point also in situ), tiled floor, plumbing for washing machine, opening onto the rear patio and overlooking the terraced garden.

## **Bedroom 1**

Large and spacious principal bedroom with the benefit of a spacious airing cupboard, also a radiator and front-aspect double-glazing.

## **Bedroom 2**

Well-sized double bedroom, with radiator, double glazed window overlooking the rear of the property.

## **Bathroom**

Having the benefit of tiled walls and vinyl flooring, with W.C, wash hand basin, bath with shower over, fitted airing cupboard space.

## **External**

To the rear of the property, you will discover a spacious and well-maintained terraced garden (perfect for relaxing or hosting gatherings). The garden boasts two separate patio areas, providing ample space for outdoor dining, barbeques, or simply enjoying the fresh air. Rear access offers convenience and practicality for every-day living. Also block built garden shed for storage use. This outdoor space is a real highlight of the property, offering a private and peaceful retreat that is rare to find in a mid-terraced home. Early viewing is highly recommended to appreciate all that this charming property has to offer.





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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



