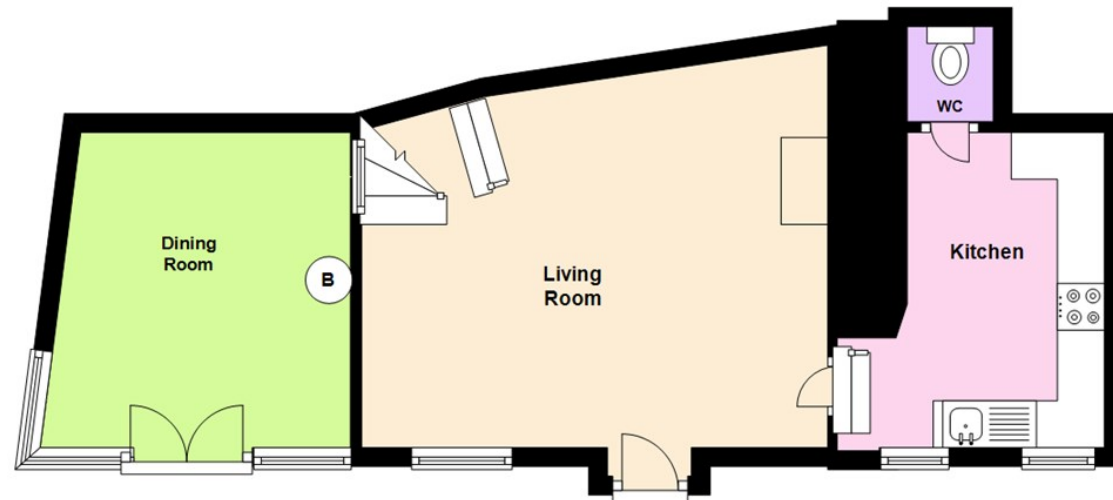
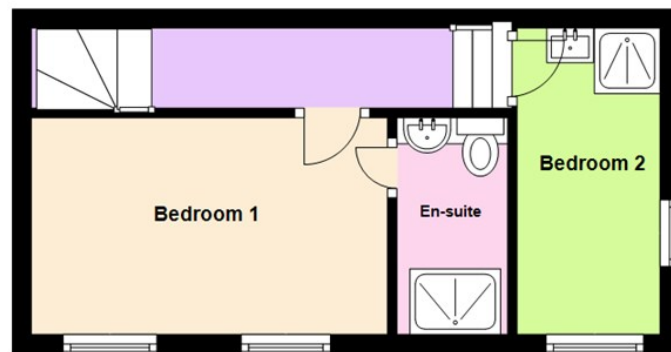


Ground Floor



Floorplans are not to scale and should not be relied upon for measurements, Plan produced using PlanUp.

First Floor



View: By appointment with the Agents.

Services: We have not checked or tested any of the Services or Appliances.

Tenure: We are advised Freehold.

Tax: Band C.

GGR/ARL/05/18/ok/ARL/06/18

Please note that there is important information relating to the property that we need to discuss with you prior to your viewing this property. Please ask our staff for further details.

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

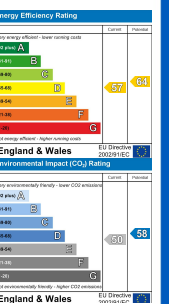


49 Quay Street, Haverfordwest, Dyfed, SA61 1BE

- Detached Cottage
- Two Reception Rooms
- Close to town centre
- River Views
- Small Rear Garden
- Two Bedrooms
- Gas Central Heating
- Character Features
- Open Fireplace
- EPC Rating D

Offers In Excess Of £135,000

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The Agent that goes the Extra Mile



A delightful, Character, Two Bedroom Detached Cottage located in the town centre of Haverfordwest with wonderful river views over the Western Cleddau. The property briefly comprises: living room with open fireplace, dining/reception room with double doors leading out onto the paved patio area, Kitchen with wall and base units and WC on the ground floor. Master Bedroom with en-suite and built-in cupboards and second bedroom with a shower cubicle and sink within on the first floor. Externally, the property is approached via steps with the patio area to the fore and further narrow steps leading up to a small garden behind the property. Parking is along the roadside.

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, main line 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 north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and birdlife. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.B136

Living Room

13'2" x 16'2" (4.02m x 4.93m)

WC

3'3 x 3'3 max (0.99m x 0.99m max)

Reception Room

11'8 x 9'6 approx (3.56m x 2.90m approx)

Kitchen

8' x 10'8 max (2.44m x 3.25m max)

Bedroom One

12'5 x 7'7 (3.78m x 2.31m)

En-suite

6'11 x 3'11 (2.11m x 1.19m)

Bedroom Two

8'5 x 10'10 approx (2.57m x 3.30m approx)



DIRECTIONS

From our Haverfordwest office proceed down Victoria Place and turn left into Quay Street. Continue past the Bristol Trader public house and the property can be found on your right hand side denoted by our For Sale board.

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