



## **88A/B Portfield, Haverfordwest SA61 1BT**

**Offers in the region of £129,950**

2 Self Contained One Bedroom houses  
Both Have Their Lounge and Kitchen on  
Ground Floor

Bedrooms and Shower Rooms on First  
Floors

Ideal Investment Opportunity  
**NO FORWARD CHAIN**

**AW/RO/72451/130919**

**DESCRIPTION**

**NO FORWARD CHAIN**

A mid Terrace house which has been converted into two, one bedroom houses ideal for residential letting which is what it has been recently used for. Both properties have their lounge and kitchen areas on the ground floor while the bedrooms and shower rooms are on the first floor. There is a shared garden to rear which could easily be divided if necessary. Located very close to the town centre, the area offers excellent amenities, facilities and all levels of schooling. An ideal investment opportunity that must not be missed!

**88A**

Ground Floor: Lounge, Kitchen. First Floor: Bedroom and Shower Room. 88A requires some modernisation throughout and would benefit from a new heating system.

**LOUNGE**

12'11 x 11'0 (Max) (3.94m x 3.35m (Max))

Double glazed window to front aspect, carpet flooring, electric fire (advised by current vendor this does not operate). Stairs to first floor.

**KITCHEN**

11'08 x 6'08 (3.56m x 2.03m)

Double glazed window to rear aspect, door to rear garden, vinyl flooring, a range of base and wall units, 1.0 bowl sink, space for electric cooker, door to rear garden.

**BEDROOM**

11'02 x 8'05 (3.40m x 2.57m)

Double glazed window to front aspect, carpet flooring, storage cupboard x 2 (one with hot water tank)

**SHOWER ROOM**

8'04 x 3'03 (2.54m x 0.99m)

Obscured double window to rear aspect, low level W/C, wash hand basin, shower cubicle with electric shower, vinyl flooring.

**88B**

Ground Floor: Lounge and Kitchen. First floor: Bedroom and Shower Room

**LOUNGE**

12'11 x 10'09 (Max) (3.94m x 3.28m (Max))

Double glazed window to front aspect, carpet flooring, radiator. Stairs to first floor.

**KITCHEN**

11'04 x 6'08 (3.45m x 2.03m)

Double glazed window to rear aspect, door to rear garden, a range of base and wall units, 1.0 bowl sink, space for electric cooker, boiler.

**BEDROOM**

10'03 x 8'05 (3.12m x 2.57m)

Double glazed window to front aspect, carpet flooring, radiator

**SHOWER ROOM**

8'01 x 3'02 (2.46m x 0.97m)

Obscured double window to rear aspect, low level W/C, wash hand basin, shower cubicle with electric shower, vinyl flooring.

**EXTERNALLY**

To rear there is an enclosed garden belonging to both 88A and 88B. For the new buyer, It would be

fairly easy to separate the gardens with a clear divide if this was required. Mainly laid to patio and there is a small grassed area at the top of the garden.

**SERVICES**

We are advised that water, electric and drainage are connected to this property.

**VIEWING**

By appointment with the selling Agents on 01437 768 281 or e-mail [haverfordwest@johnfrancis.co.uk](mailto:haverfordwest@johnfrancis.co.uk)

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**TENURE**

We are advised that the property is Freehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From our office in Victoria Place, proceed up High Street onto Dew Street. At the traffic lights, take a left across Albert Street and onto the B4327 Portfield Road. Proceed along this road passing Tesco's Supermarket on your left-hand side. Continue along this road and the property will be found on your right hand side as denoted by our John Francis For Sale Board.