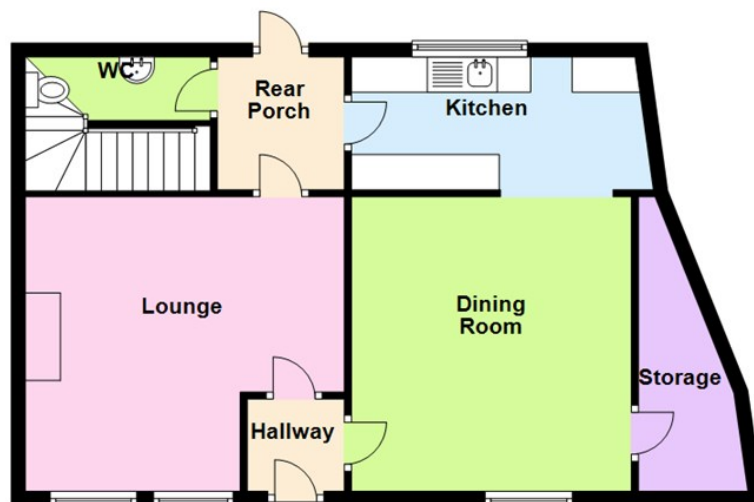


Ground Floor



First Floor



VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band D

GGR/EG/23/09/20/OK

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

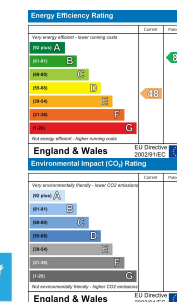


## 1 Tower Hill, Haverfordwest, Pembrokeshire, SA61 1SP

- Mid Terrace House
- Two Reception Rooms
- Walking Distance to Amenities
- Electric Heating and Double Glazing
- Well Presented
- Three Bedrooms
- Convenient Town Location
- Ideal Investment
- NO CHAIN
- EPC Rating:

Offers In Excess Of £130,000

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**The Agent that goes the Extra Mile**





A well presented, mid terrace property, ideally located on the periphery of Haverfordwest Town Centre, within easy reach of shops, schools and other local amenities.

Benefitting from electric heating and double glazing, the accommodation briefly comprises; hallway, 19' lounge with feature fireplace, kitchen, dining room, WC and storage cupboard on the ground floor. Stairs lead up to the first floor landing, with three bedrooms and a family bathroom. Externally the property has an enclosed, low maintenance rear garden, with a paved patio and lawned area.

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 less than 6 miles to the south west, at the long sandy beach of Broad Haven, and the popular 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.

### Hallway

3'11" x 4'3" (1.2 x 1.3)

### Dining Room

11'1" x 11'5" max (3.4 x 3.5 max)

### Storage Cupboard

5'2" x 9'6" max (1.6 x 2.9 max)

### Kitchen

7'10" x 15'1" (2.4 x 4.6)

### Lounge

12'9" x 19'4" max (3.9 x 5.9 max)

### WC

6'6" x 2'11" (2 x 0.9)

### Landing

### Bathroom

5'6" x 8'2" (1.7 x 2.5)

### Bedroom

15'5" x 13'1" max (4.7 x 4 max)

### Bedroom

10'2" x 12'1" (3.1 x 3.7)

### Bedroom

11'1" x 12'9" (3.4 x 3.9)

### Garden

27'5" x 20'9" tapering to 7'6" (8'0".4'0" (8.38m" x 6.35m" tapering to 2.29m" (2.44m.1.22m)

### DIRECTIONS

From our Haverfordwest office proceed up High Street. Take the second right turning off High Street onto St Mary's Street. At the end of St Mary's Street turn right. The property will be found on your right hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.

