

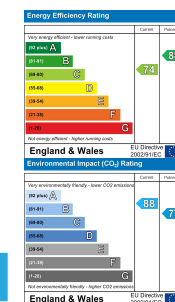


20 Portfield Avenue, Haverfordwest, Pembrokeshire, SA61 1EG

- End of Terrace Property
- Close to Amenities
- Ideal First Time Buy
- Driveway Parking
- Workshop
- Three Bedrooms
- Double Glazing and Gas Central Heating
- Attractive Rear Garden
- Investment Potential
- EPC Rating: C

Offers In Excess Of £126,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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 'B'

AGENTS VIEWING NOTE: We would respectfully ask you to call our office before viewing internally or externally.

ADR/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.

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The Agent that goes the Extra Mile





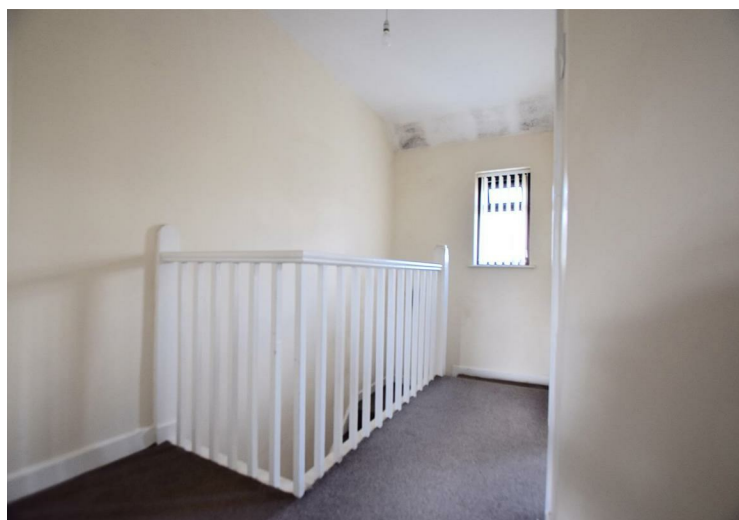
**** VIRTUAL TOUR AVAILABLE **** An attractive three bedroom, semi detached property, conveniently located in Haverfordwest, within walking distance of schools, shops and other local amenities, this property would make an ideal first time buy, investment or family home.

Benefitting from double glazing and gas central heating, the accommodation briefly comprises; entrance porch, hallway, lounge, kitchen/dining room with a selection of wall and base units and complimentary work surfaces, and family bathroom on the ground floor, with stairs lead up to three bedrooms on the first floor.

Externally the property benefits from driveway parking and an attractive rear garden, with a paved patio seating area and the rest of the garden laid to lawn, with a paved pathway leading to the rear where there is a block built workshop and wooden storage shed.

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.



Entrance Porch

6'6" x 4'11" (2 x 1.5)

Kitchen/Dining Room

14'5" x 12'9" (4.4 x 3.9)

Bedroom

10'5" x 10'9" (3.2 x 3.3)

Hallway

12'5" x 5'2" (3.8 x 1.6)

Bathroom

4'3" x 8'2" (1.3 x 2.5)

Bedroom

6'6" x 7'2" max (2 x 2.2 max)

Lounge

11'9" x 13'9" (3.6 x 4.2)

Landing

Bedroom

10'5" x 11'9" (3.2 x 3.6)

Workshop

7'10" x 11'5" (2.4 x 3.5)



DIRECTIONS

From our Haverfordwest branch, continue up Hight Street and continue to the traffic lights, at which turn right but remain in the left hand lane which will take you straight ahead. At the mini roundabout, continue straight on, then take your first left turn into Portfield Avenue, where the property will be on your left 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.