



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

HAL/EG/12/10/20

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

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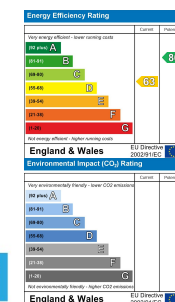


46 Cartlett, Haverfordwest, Pembrokeshire, SA61 2LH

- * NO CHAIN *
- Two Double Bedrooms
- Ideal First Time Buy
- Enclosed Rear Garden
- Gas Central Heating and Double Glazing
- Mid Terrace Property
- Convenient Town Location
- Investment Potential
- Views of Haverfordwest Castle
- EPC Rating: D

Offers In Excess Of £100,000

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The Agent that goes the Extra Mile



**** VIRTUAL TOUR AVAILABLE **** An ideal first time buy or investment, this two bedroom, mid terrace property is ideally located on the periphery of Haverfordwest Town Centre, within easy walking distance of shops, the train station, schools, and other local amenities.

The accommodation briefly comprises; porch, hallway, lounge/dining area with feature fireplace and built in shelving, utility area, bathroom and kitchen with a selection of wall and base units and complimentary work surfaces on the ground floor. Stairs lead up to two double bedrooms on the first floor (which was previously three bedrooms, so there is potential to turn back). The property further benefits from gas central heating and double glazing.

Externally the property offers a courtyard garden between the dining area and kitchen, and to the rear steps lead down to an enclosed garden with a paved patio seating area. Stepping out from the kitchen there are lovely views over Haverfordwest Castle.

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.

Porch

Hallway

Lounge

11'9" x 10'2" (3.6 x 3.1)

Dining Area

8'10" x 11'1" (2.7 x 3.4)

Utility Area

4'11" x 15'5" (1.5 x 4.7)

Bathroom

6'6" x 5'2" (2 x 1.6)

Kitchen

9'6" x 8'10" (2.9 x 2.7)

Landing

5'10" x 11'9" (1.8 x 3.6)

Bedroom

12'9" x 15'8" max (3.9 x 4.8 max)

Bedroom

8'10" x 9'2" (2.7 x 2.8)



DIRECTIONS

From our Haverfordwest office proceed around the one way system and head out on the Narberth Road signposted for the train station. Cartlett is on the right hand side before the train station. The property will be found on your left hand side denoted by a for sale sign.

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