

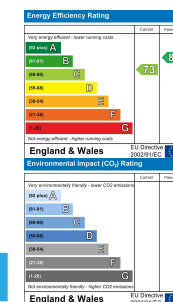


3 Kensington Gardens, Haverfordwest, SA61 2RL

- NO CHAIN
- Four Bedrooms
- Off Road Parking
- Enclosed Rear Garden
- Gas Central Heating and Double Glazing
- Town House
- Modern Accommodation
- Garage
- Walking Distance to Town Centre
- EPC Rating: C

Offers In Excess Of £215,000

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 E

HAL/EG/19/11/20/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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12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626



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The Agent that goes the Extra Mile



**** VIRTUAL TOUR AVAILABLE ****

*****NO CHAIN***** A well presented 4 storey Town House set within a popular residential location close to Haverfordwest Town Centre. The versatile and spacious accommodation is ideal for family living. The accommodation briefly comprises; Hallway, Shower Room, Cloakroom and Lounge with patio doors leading to the rear garden on the ground floor. Modern, fitted Kitchen/Dining Room, and a Bedroom/Study on the first floor, two Double Bedrooms and Shower Room on the second floor, and a further Double Bedroom with En Suite Shower Room on the third floor. Externally there is off road parking for 2/3 vehicles, and access to the garage. Benefitting from Double Glazing and Gas Central Heating.

Internal viewing is a must to appreciate the size of accommodation on offer.

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, mainline 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 northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife.



Hallway

Lounge

13'1" x 26'2" max (4 x 8 max)

Shower Room

9'6" x 6'2" (2.9 x 1.9)

First Floor Landing

Kitchen

8'6" x 9'10" (2.6 x 3)

Dining Area

14'5" x 17'0" max (4.4 x 5.2 max)

Study/Bedroom

9'6" x 18'0" (2.9 x 5.5)

Second Floor Landing

Bedroom

14'9" x 10'9" (4.5 x 3.3)

Shower Room

5'10" x 9'10" (1.8 x 3)

Bedroom

9'10" x 8'6" (3 x 2.6)

Third Floor Landing

Bedroom

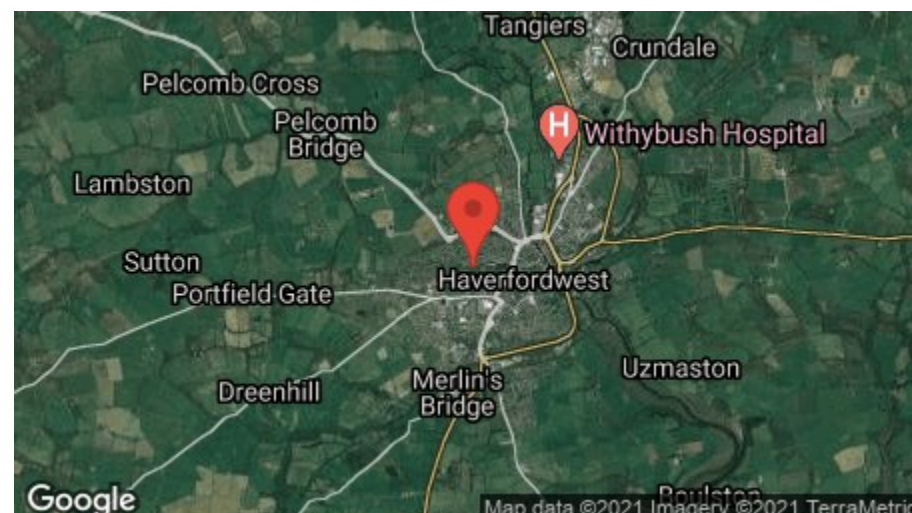
12'9" x 15'5" max (3.9 x 4.7 max)

En Suite Shower Room

2'11" x 8'10" (0.9 x 2.7)

Garage

18'4" x 10'2" (5.6 x 3.1)



DIRECTIONS

From our Haverfordwest office proceed up High Street into Dew Street and bear right into Albert Street. Turn right down Barn Street and at the bottom of the hill bear left and proceed up City Road. Continue to the end of City Road and turn left into Rackhill Terrace. Take the first left into Kensington Gardens. You will find the property on the left hand side.

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