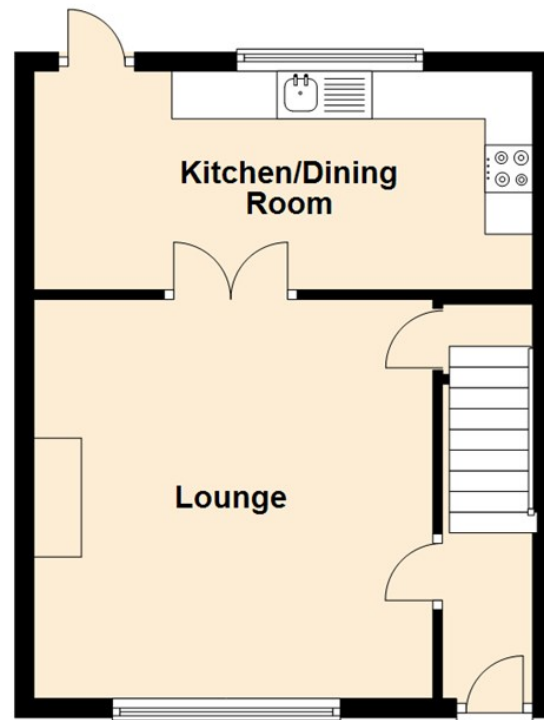
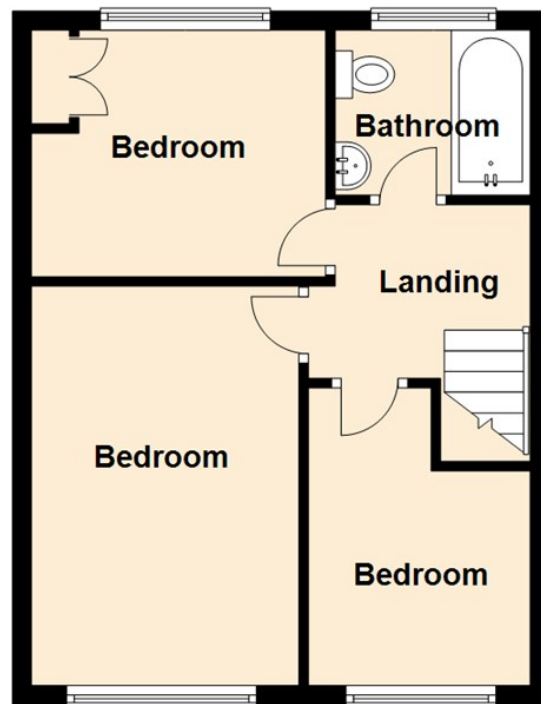


Ground Floor



First Floor



View: By appointment with the Agents Services:
We have not checked or tested any of the Services or Appliances
Tenure: We are advised freehold
Tax: Band C

ADR/EG/07/01/20/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

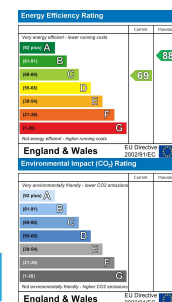


1 Cambrian Place, Haverfordwest, Pembrokeshire, SA61 1TN

- Well Presented
- Convenient Town Location
- Ideal FTB/Investment
- Walking Distance to Local Amenities
- Double Glazing
- Three Bedrooms
- Walking Distance to Estuary
- Enclosed Rear Garden
- Gas Central Heating
- EPC Rating: C

Offers In Excess Of £127,500

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The Agent that goes the Extra Mile



**** VIRTUAL TOUR AVAILABLE **** Excellent first time buy or investment property! A well presented, three-bedroom, terrace house, ideally located on the edge of Haverfordwest Town Centre within walking distance of shops, schools, and other local amenities. As well as being within walking distance of the Cleddau Estuary, with lovely local walks nearby!

Benefitting from gas central heating and double glazing, the accommodation briefly comprises; cosy lounge with feature fireplace and modern kitchen/dining room with a selection of contemporary wall and base units and complimentary work surfaces on the ground floor. Stairs lead up to three bedrooms and a bathroom on the first floor.

Externally, there is permit parking to the front of the property. To the rear, the garden is tiered in three sections. Stepping out from the kitchen/dining room to a paved patio seating area (offering potential to extend, subject to necessary consents), with access to an outside WC and storage shed. Steps lead up to another paved patio area with ample space for storage sheds, with a pathway to a flat lawned garden. To the rear of the lawned garden, a few more steps lead you to a raised patio seating area, which enjoys 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 Coastal Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and birdlife.



Hall

Lounge
13'9" x 13'9" (4.2 x 4.2)

Kitchen/Dining Room
7'6" x 17'0" (2.3 x 5.2)

Landing

Bathroom
6'2" x 5'6" (1.9 x 1.7)

Bedroom
7'2" x 10'2" max (2.2 x 3.1 max)

Bedroom
10'2" x 14'1" (3.1 x 4.3)

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



DIRECTIONS

From our office in Haverfordwest proceed all the way around the one way system heading back towards the town centre. At the PMS car sales roundabout take the 2nd exit onto Cambrian Terrace. The property can be found on the 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.