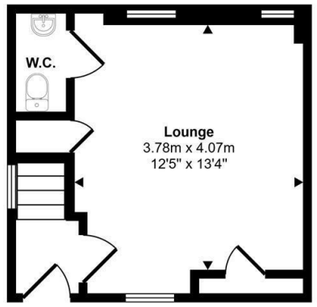
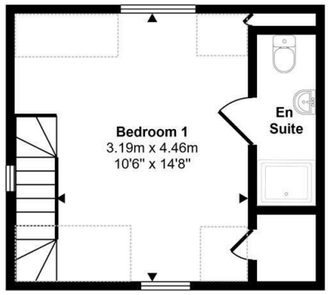
Approx Gross Internal Area
69 sq m / 740 sq ft



Ground Floor
Approx 22 sq m / 239 sq ft



First Floor
Approx 24 sq m / 260 sq ft



Second Floor
Approx 22 sq m / 241 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band C

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/04/26/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

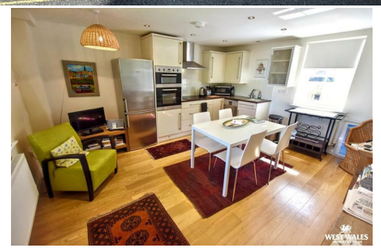
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



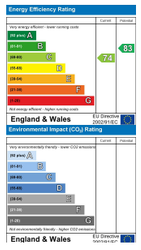






16A Goat Street, Haverfordwest, Pembrokeshire, SA61 1PX

- End Terrace House
- One Double Bedroom With En-Suite Shower Room
- Open Plan Kitchen/Diner
- Downstairs WC
- Close To Town Centre
- Gas Central Heating
- No Onward Chain
- Ideal Investment/First Time Buy
- Views Of Castle
- EPC Rating: C

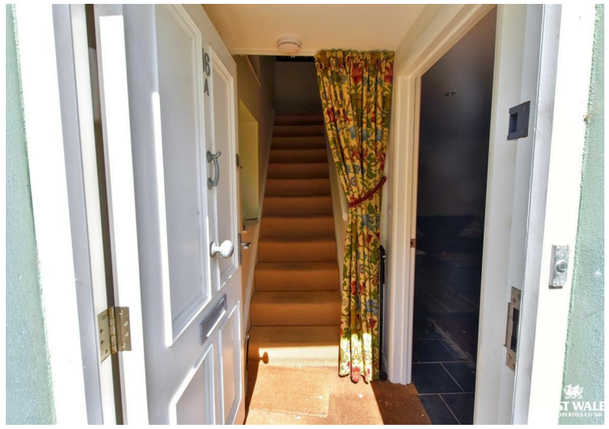


Offers In Excess Of £130,000

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The Agent that goes the Extra Mile

















Page 2

A fantastic opportunity to purchase a three storey townhouse in the historical area of Goat Street, centrally situated approximately 0.2 miles from Haverfordwest Town Centre. The property is offered for sale with the huge appeal of having no onward chain, making it a fantastic prospect for an investor looking for a buy to let, a first time buyer, or for someone searching for a bolt hole in the area.

The layout of the property briefly comprises of an entrance hall at ground level leading through to the living room and a downstairs WC. On the first floor is an open plan kitchen/diner featuring a modern fitted kitchen, space for a dining table and a window to the rear boasting views of Haverfordwest castle. On the second floor is a well appointed double bedroom enjoying double aspect windows and an en-suite shower room. The property is in a good order with double glazing and gas central heating.

Externally, there is resident parking available in the street, permits are available on application to the council.

Viewing is a must!

The historic 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.





DIRECTIONS

From our office follow the road up past the traffic lights and take the first left hand turning up Hill Lane, proceed to the top and follow the road around the the right and the property will be located on the raised section on the left hand side. What3words: salon.orbit.steep

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

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