



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 Drainage, Mains Electric, Mains Water,
HEATING: ??
TAX: N/A

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

SSG/AMA/10/24/OK

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

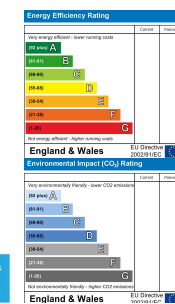


34-38 Cartlett, Haverfordwest, Pembrokeshire, SA61 2LH

- Former Public House / Commercial Premises
- Convenient Location near Town
- Development Potential
- Self-contained Apartments with further Potential to Develop (STPP)
- Courtyard to Rear
- RATEABLE VALUE: 1 April 2023 to present: £7,100
- Approx 155.9 sqm / 1678 sqft
- Versatile Premises
- Commercial EPC Rating: C

Offers In Excess Of £125,000

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The Agent that goes the Extra Mile





DIRECTIONS

From our Haverfordwest office continue up the High Street and stay on the one way system heading back to the A40 Carmarthen. Turn right towards the Haverfordwest Train Station and the property is the first on the left-hand side. What3words acting.rips.nail

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