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Energy Efficiency Rating

Very energy efficient: lower running costs

Country	Rating
Denmark	A
Finland	B
Sweden	C
Germany	D
France	E
Italy	F
Spain	G

Lowest Highest

68

England and Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly: lower CO₂ emissions

Country	Rating
Denmark	A
Finland	B
Sweden	C
Germany	D
France	E
Italy	F
Spain	G

Lowest Highest

64

England and Wales EU Directive 2002/91/EC



The Agent that goes the Extra Mile





Welcome to 93 City Road, a mid terrace house located close to Haverfordwest town centre, convenient to amenities, schools and public transport links. This property is being sold with the further appeal of no onward chain, making it a fantastic first time buy, or investment property.

The layout briefly comprises of an entrance porch leading through to a hallway with stairs to the first floor and handy under stairs storage space. There is a living room to the front with an original fireplace and a bay window. An open plan kitchen/diner is fitted with modern units and sliding door to the garden, there is also a downstairs WC with space for utilities leading off from the kitchen. On the first floor is a pleasant landing space giving access to three bedrooms, the two double bedrooms benefit from fitted wardrobes, and a family bathroom offering a bath with an overhead shower. The property is in a very good decorative order, with neutral tones and character panelled doors.

Externally, there is an enclosed lawned garden to the front separating the front door from the pavement and giving curb appeal. To the rear is an elevated balcony with a nice outlook, and steps leading down to a patio seating area, progressing on to a lawned garden at the bottom. A rear gate with a right of way provides pedestrian rear access to the garden.

Viewing is highly recommended!

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.



DIRECTIONS

From our Haverfordwest office proceed up the High Street, turning right into Dark Street and cross Mariners Square. Turn onto Barn Street and immediately take the left hand lane. At the mini-roundabout take the 1st exit and proceed up City Road hill. The property can be found on the left-hand side. What3words ///hurls.foods.signal

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