

Approx Gross Internal Area
196 sq m / 2105 sq ft



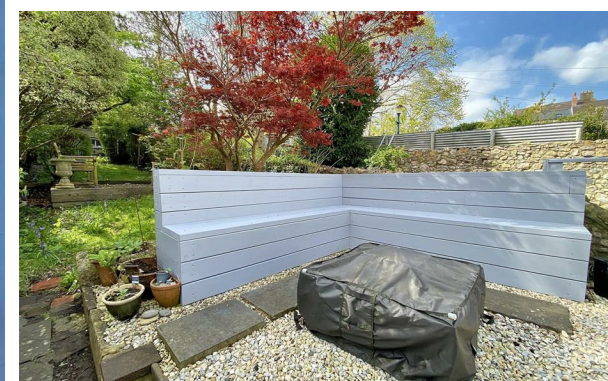
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

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01437 762626
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21 Goat Street, Haverfordwest, Pembrokeshire, SA61 1PX

- Georgian Period Townhouse
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Tiered Garden
- Grade 2 Listed
- Six Bedrooms
- Convenient Town Centre Location
- Views Towards Haverfordwest Castle And The Preseli Hills
- Gas Central Heating
- EPC Rating: D

Price £280,000



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The Agent that goes the Extra Mile



A brilliant opportunity to acquire a Georgian Grade II Listed four storey Townhouse, which is centrally situated approx 0.2 miles from Haverfordwest Town Centre. Offering an abundance of charm and character throughout, this period property would make a great family home. Currently established as a successful, seasonal AirBnB property achieving an average of £117 per night, there is also great income potential. Viewing is highly recommended to appreciate all it has to offer!

The property offers versatile accommodation throughout, and boasts lovely views towards Haverfordwest Caste and the Preseli Hills. Set in a friendly community-oriented neighbourhood, the ground floor accommodation comprises; entrance porch, living room with ornate tiled feature fireplace, and a gorgeous bay window. Flowing through into the formal dining room with exposed beams, steps lead up into the modern kitchen, utility room, downstairs w/c and lean to/storage room. The kitchen is fitted with a range of appliances, with breakfast bar area with power and USB sockets above, seating 3 people. The first floor provides a half landing with the family bathroom, and two double bedrooms. Traditional sliding doors currently separate the two bedrooms, and could be opened up to create a master bedroom with dressing area. Featuring a character fireplace, there is also a bay window which enjoys those far reaching views. The second floor, provides a further two double bedrooms with ample storage space. Off the landing a door opens to another staircase, which leads up to the two loft bedrooms. The property benefits gas central heating.

Externally, to the rear is a mature tiered garden, home to a variety of plants, trees and shrub borders. Mainly laid to lawn, there is also a decked seating area ideal for enjoying those summer evenings sat around the fire, and is a great space for entertaining all your family and friends. At the top of the garden is a storage shed. On street parking is also available.

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 southwest.



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

GENERAL INFORMATION

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.
COUNCIL TAX: Band 'F'
HEATING: Gas

ref: CH/ LLE/APR/ 25/OK EJL

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LOCATION AERIAL VIEW

