

**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

**HEATING:** Electric

**TAX:** Band E

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

IRK/ESL/09/25/

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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**

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TELEPHONE: 01437 762626

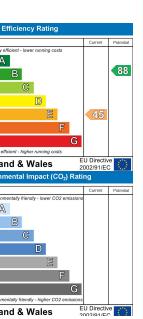


## 8 Bethany Row Narberth Road, Haverfordwest, Pembrokeshire, SA61 2XG

- Mid Terrace Cottage
- Two Reception Rooms
- Downstairs Bathroom
- Two Bedrooms
- Edge Of Town
- Garden To Rear
- Electric Heating
- Parking Available To Front
- Woodburning Stove
- EPC Rating: E

**Offers In Excess Of £150,000**

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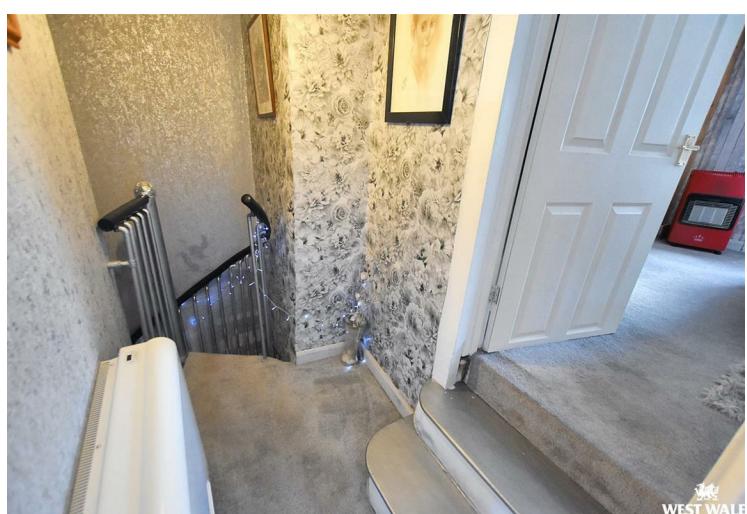
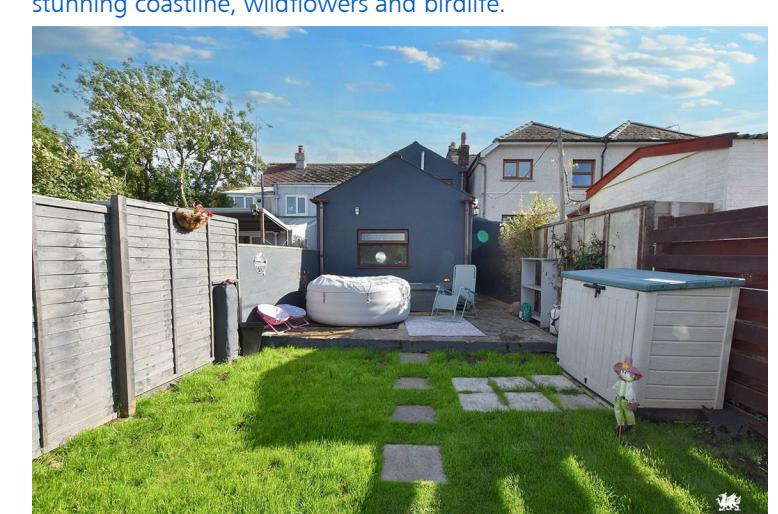
8 Bethan Row is a charming and characterful mid terrace cottage, located on the outskirts of Haverfordwest town, conveniently located for the town centre and all amenities available in town. The layout of the property briefly comprises of an entrance vestibule, living room with a wood burning stove, dining room, kitchen and downstairs bathroom. A feature spiral staircase leads up to a landing, leading through to two bedrooms. The property benefits from double glazing and economy 7 storage heaters.

Externally, there is parking available on the street to the front. At the rear is a well tended lawned garden with a decked seating area and a patio seating area equipped with a garden shed. The garden is enclosed by fencing and a boundary wall.

This is a fantastic opportunity to take a first step onto the property ladder, or would be an excellent buy to let investment! 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, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

The beautiful Pembrokeshire coast is only 6 miles to the southwest, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers and birdlife.



## DIRECTIONS

From our Haverfordwest office, proceed up High Street and onto Dew Street. Follow the road around to the right coming back down Barn Street. Take your second exit at the mini roundabout passing Lidl stores. Head towards the Morrisons roundabout. At Morrisons roundabout take your fourth exit, and follow the road along to the next roundabout, taking the first exit past Aldi. At Scotchwell roundabout, take the 2nd exit onto the A40 and the property will be found on the left hand side.  
What3Words://quilting.parting.impulses

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.