

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

IRK/ESL/07/25/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ VVWProps
<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

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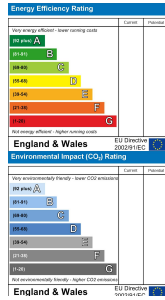


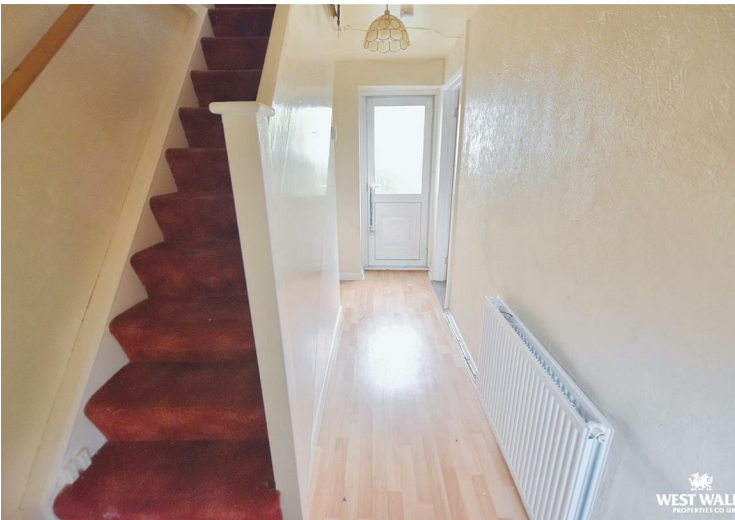
4 Pyx Parade, Haverfordwest, Pembrokeshire, SA61 2HE

- Semi-Detached House
- Shower Room
- Central Location
- No Onward Chain
- Double Glazing And Gas Central Heating
- Three Bedrooms
- Two Reception Rooms
- Courtyard Garden
- Modernisation Required
- EPC Rating: TBC

£110,000

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





4 Pyx Parade is a semi-detached house in need of modernisation, located in a central position close to the town centre, amenities and public transport links. The layout of the property briefly comprises of an entrance hall with stairs leading to the first floor, living room, dining room and kitchen. On the first floor, there are 3 bedrooms, an accessible shower room and an airing cupboard housing the water tank. The property is served by double glazing and gas central heating and is being sold with the added appeal of no onward chain.

Externally, a door in the hallway leads through to an enclosed courtyard, to the rear of the property.

This is a fantastic investment, first time buy or renovation project, 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 and pubs. 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 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 offices follow the one way system around the town until you reach the roundabout at the bottom of Barn Street, go straight over and the property will be found on the right-hand side at Churnworks traffic lights, opposite Lidl supermarket. What3Words: ///relay.select.most

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