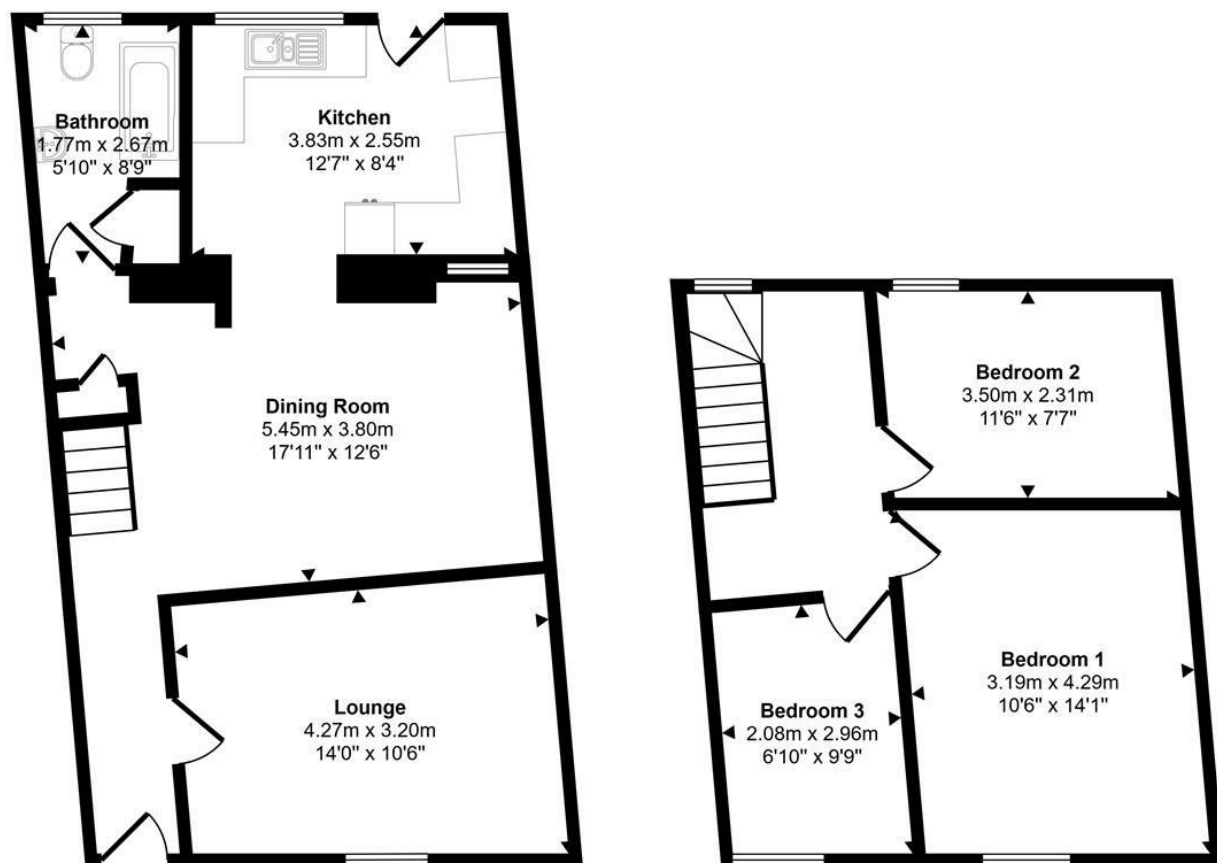


Approx Gross Internal Area  
87 sq m / 941 sq ft



VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked any of the services or appliances at the property.

Property has Mains Gas, Mains Drainage, Mains Electric, Mains Water

HEATING: Gas

TAX: B

First Floor

Approx 35 sq m / 382 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

JETH/ESL/05/25/DRAFT

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](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

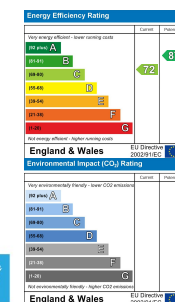


## 124 Portfield, Haverfordwest, Pembrokeshire, SA61 1DZ

- Mid-Terrace House
- Close To Amenities
- Two Reception Rooms
- Excellent First Time Buy/Investment
- Gas Central Heating
- Three Bedrooms
- No Onward Chain
- Patio Garden To Rear
- Downstairs Bathroom
- EPC Rating: C

**Guide Price £85,000**

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



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk) TELEPHONE: 01437 762626

**The Agent that goes the Extra Mile**







**\*For Sale By Auction\***

124 Portfield is a mid terrace house located in a convenient location close to shops, schools and public transport links. This property requires refurbishment and is being offered for sale with no onward chain, making it the perfect investment or first-time buy!

The layout of the property briefly comprises of an entrance hall leading through to a dining room, a living room, kitchen and downstairs bathroom. On the first floor are three bedrooms. The property is served by double glazing and gas central heating.

Externally there is a gated frontage to separate the front door from the pavement, and a low maintenance patio garden to the rear which is enclosed by fencing.

Viewing is highly recommended!

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 provides miles of wonderful walks to enjoy the stunning coastline, wildflowers, and birdlife.



### DIRECTIONS

From our Haverfordwest office, continue up High Street and at the traffic lights turn right onto the Portfield Road, go over the mini roundabout and continue along until you see the property on your right-hand side. What3Words reference: ///orchestra.storm.silly

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