

GROSS INTERNAL AREA
GROUND FLOOR: 60.86 m², SECOND FLOOR: 40.83 m², THIRD FLOOR: 40.96 m², FOURTH FLOOR: 24.24 m²
TOTAL: 166.89 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 E
HEATING: Gas Central Heating

Note: This property has a connection with an employee at West Wales Properties

MD/MD/09/06/TAKEONOK/10/06/23MD

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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

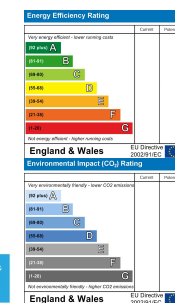


4 Kensington Gardens, Haverfordwest, Pembrokeshire, SA61 2RL

- Four Storey Townhouse
- Open Plan Kitchen / Diner
- Master Bedroom with En-Suite
- 5 Bedrooms & 3 Bathrooms
- 2 En-Suite Shower Rooms
- Gated Driveway Parking
- Ideal Family Home
- Gas Central Heating
- No Onward Chain
- EPC Rating: TBC

Offers In Excess Of £280,000

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

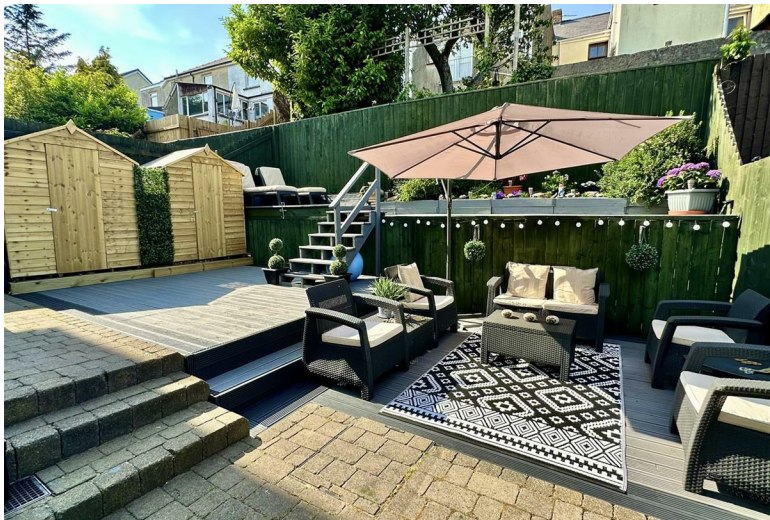


12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626



The Agent that goes the Extra Mile





An immaculately presented five bedroom townhouse situated in a popular residential area of Haverfordwest town, within walking distance of the local shops, schools, train station and hospital.

The accommodation, laid over four floors briefly comprises; A welcoming entrance hall leading to an open plan kitchen/diner, a great space for entertaining. The kitchen is fitted with a range of units, hidden under counter space for washing machine and tumble dryer, under counter fridge and freezer, built in gas hob and electric fan oven, built in cupboard housing worcester boiler, LVT click vinyl flooring, and french doors that open out to a patio area to the front. Through a small walkway there is a downstairs wc and coat cupboard, steps leading down to the separate lounge area with French doors leading to the front and rear gardens. The first floor comprises: A master bedroom benefiting from 3 built in wardrobes and an en-suite shower room. A further double bedroom which is currently used a dressing/laundry room. Stairs up to the third floor will take you to a further double bedroom, a single bedroom, and a family bathroom with separate bath and shower. On the top floor is a double bedroom with velux windows, two built in wardrobes with eve storage space and en-suite shower room. The property benefits from double glazing and gas central heating.

Externally, there is a gated, block driveway to the front of the property providing off-road parking and a patio area. To the rear, there is a low maintenance decked garden which is fully enclosed and has a tiered decked seating area, perfect for outdoor entertaining.

This property would make an ideal family home or multigenerational living.

Viewing is highly recommended!

DIRECTIONS



DIRECTIONS: From our Haverfordwest office proceed up High Street into Dew Street and bear right into Albert Street. Turn right down Barn Street and at the bottom of the hill bear left and proceed up City Road. Continue to the end of City Road and turn left into Rackhill Terrace. Take the first left into Kensington Gardens follow the road round to the right-hand side, then to the left, where the property will be found on the right hand side.

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

