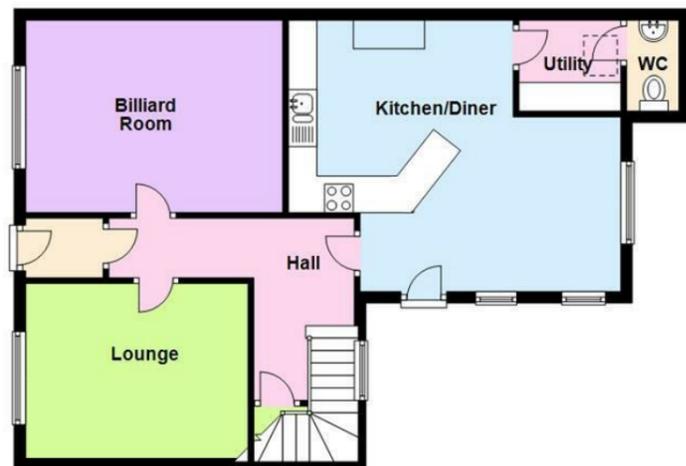
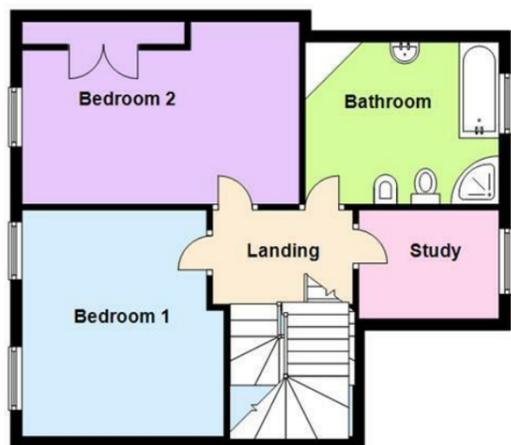


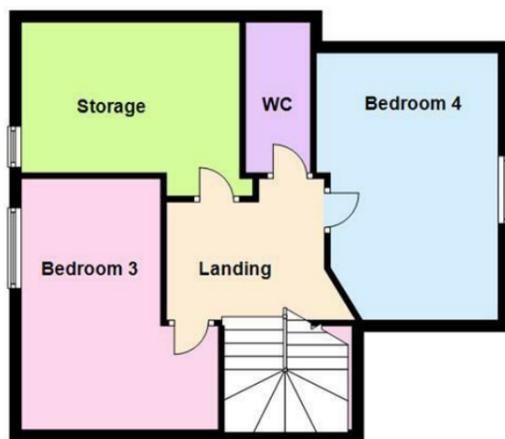
Ground Floor



First Floor



Second Floor



20 Goat Street, Haverfordwest, Pembrokeshire, SA61 1PX

- GRADE II LISTED
- PERIOD FEATURES
- VIEWS OF CASTLE
- GARAGE & WORKSHOP
- IDEAL FAMILY HOME
- END OF TERRACE
- ENCLOSED REAR GARDEN
- CLOSE TO TOWN CENTRE
- KITCHEN/DINER
- THREE STOREY PROPERTY

Offers In Excess Of £370,000



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

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.
TAX: Band F

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

HAL/AMR/06/21/ok

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

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The Agent that goes the Extra Mile





This striking Grade II listed, end of terrace house sits in an enviable position with views over Haverfordwest Castle. Situated in the center of town yet on a quiet side street, it has easy access to all local amenities, the property also has benefits from a two-story garage with a workshop. Full of character and charm, this beautifully presented property offers excellent family living space.

The property briefly comprises: Entrance porch & hallway, lounge with period open fireplace, a second reception room, which the current vendors are using as a Billiards room, kitchen/dining room with an eye-catching Rayburn Range, utility area, and WC on the ground floor. On the first floor, there are two double bedrooms, a study, and a family bathroom. Stairs lead up to the second floor with two further double bedrooms, plus another room currently used for storage, and a separate WC. Benefiting from gas central heating, this property should be viewed to appreciate the space inside and its fantastic location.

Externally to the rear, there is an enclosed garden, currently laid to lawn with mature shrub borders. The property also has a two-story garage with a workshop above, situated around the corner on Hill St, only a short distance from the house. There may be potential to develop the garage in a one-bedroom dwelling, subject to the necessary planning consents.

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, 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.



ENTRANCE PORCH

3'6 x 4'5 (1.07m x 1.35m)

UTILITY AREA

6'11 x 5'6 (2.11m x 1.68m)

LANDING

HALLWAY

3'7 x 10'6 max (1.09m x 3.20m max)

WC

5'2 x 2'8 (1.57m x 0.81m)

BEDROOM 3

14'3 max x 13' max (4.34m max x 3.96m max)

LOUNGE

12'11 x 10'2 (3.94m x 3.10m)

LANDING

BEDROOM 4

15' x 10'7 (4.57m x 3.23m)

BILLIARDS ROOM

14'11 x 11' (4.55m x 3.35m)

BEDROOM 1

14'4 max x 13' max (4.37m max x 3.96m max)

STORAGE ROOM

13'2 x 10'8 (4.01m x 3.25m)

KITCHEN AREA

8'8 x 12'10 (2.64m x 3.91m)

BEDROOM 2

10'7 max x 14'9 (3.23m max x 4.50m)

WC

6'3 x 3'9 (1.91m x 1.14m)

DINING AREA

14'9 x 9'11 (4.50m x 3.02m)

BATHROOM

12'11 x 9'8 (3.94m x 2.95m)

GARAGE

12'3 x 17'7 (3.73m x 5.36m)

STUDY

8'2 x 5'8 (2.49m x 1.73m)

WORKSHOP

12'5 x 17'10 (3.78m x 5.44m)



DIRECTIONS

Walking from our Haverfordwest office, continue up High Street and turn left into Hill St (opposite our rentals office). Continue up the hill and No 20 is around the corner on the right side. Driving from our Haverfordwest office. Continue up the High St, onto Dew St, and go straight on at the traffic lights. At the roundabout, take the first left onto Merlin's Hill and continue until you reach the Leisure Centre. Turn left here onto Bush row and second right into Goat Street, No 20 is at the end of the road before turning onto Hill St.

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