



VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold 99 years, with 75 remaining. Ground rent currently £50. Service charge for 2021 £1020.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'A'

Since the EPC took place, the property has had a new boiler and central heating system installed.

HAL/AMR/05/21/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

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

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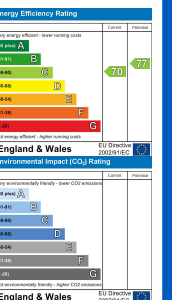


9 Goshawk Road, Haverfordwest, Pembrokeshire, SA61 2TY

- Ideal for First Time Buyers
- Kitchen / Breakfast Room
- Leasehold
- Lounge
- 2 Double Bedrooms
- Well Presented
- Balcony
- Investment Opportunity
- Near Town Amenities
- EPC Rating C

Offers In The Region Of £75,000

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The Agent that goes the Extra Mile

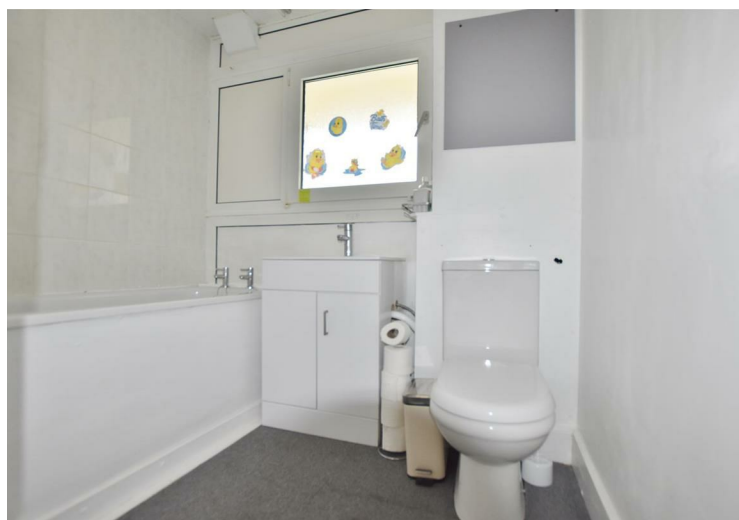


An Ideal First Time Buyer or Investment Opportunity. This well-presented two-bedroom second-floor apartment with access to loft space and exterior storage shed is situated on the edge of Haverfordwest town.

Benefiting from an energy efficient 'Ideal' gas condenser boiler providing the gas central heating and instant hot water. The accommodation briefly comprises; Hallway, Kitchen/Breakfast Room, Bathroom, two Bedrooms, and Lounge. The property further benefits from a balcony, which can be accessed from the lounge and/or kitchen. Externally, there is on-street parking just steps from the property building. Tenure: Leasehold

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 center/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. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.



HALLWAY

15'10 x 4'3 (4.83m x 1.30m)

LOUNGE

14'8 x 10'10 (4.47m x 3.30m)

KITCHEN / BREAKFAST ROOM

10'1 x 13'4 (3.07m x 4.06m)

BEDROOM 1

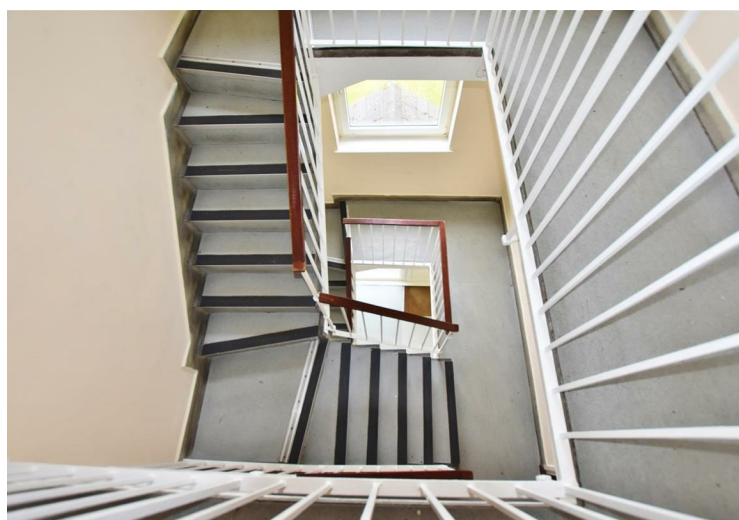
14'4 x 9'1 (4.37m x 2.77m)

BEDROOM 2

9'7 x 10'1 (2.92m x 3.07m)

BATHROOM

6'11 max x 5'9 (2.11m max x 1.75m)



DIRECTIONS

From our Haverfordwest office, continue up the High Street and follow the one-way system round to the right into Albert Street. Continue straight ahead towards Broad Haven and continue along Portfield, then keep right on the Haven Road. Take the first turning right into Hawthorn Rise, continue around the bend and turn left into Trafalgar Road. Take the last turn on left into Goshawk Road and no 9 is the first block on the left-hand side.

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