

Ground Floor

First Floor

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.

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 B

OAJ/ESL/09/22/OK/ESL

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

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @VWVProps

<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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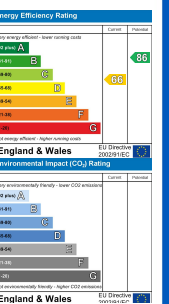


## 60 Cartlett, Haverfordwest, Pembrokeshire, SA61 2LH

- Semi-Detached House
- Two Reception Rooms
- Edge Of Town
- Excellent FTB/Investment
- Close To Public Transport Links
- Four Bedrooms
- Garden To Rear
- No Onward Chain
- Side Access
- EPC Rating: D

**Offers In Excess Of £170,000**

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**The Agent that goes the Extra Mile**







**\*\*PROPERTY BEING SOLD WITH TENANT IN SITU\*\*** 60 Cartlett is a well positioned semi-detached house located on the edge of Haverfordwest town with excellent links to public transport. The property offers an Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Downstairs Bathroom, Shower Room, and Four Bedrooms. The property benefits from gas central heating and UPVC double glazing.

Externally, there is a gated frontage and pedestrian side access. A patio seating area leads off from the Utility Room, with steps leading down to a garden which is laid to lawn.

With the added benefit of No Onward Chain, this is a fantastic First Time Buy or Investment - 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, main line train station, leisure centre/swimming pool, cinema, restaurants, pubs etc.

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 north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and bird life. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) for our own TV Channel with Location Films of the area



### DIRECTIONS

From our Haverfordwest office continue up the High Street and stay on the one way system heading back to the A40 Carmarthen. Turn right towards the Haverfordwest Train Station and the property can be found on the left-hand side.

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