

**VIEWING:** By appointment only via the Agents.

**TENURE:** Freehold

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

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

**HEATING:** Gas

**TAX:** Band E

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

JETH/ESL/01/26/OK/LG

**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



## 15 Kensington Gardens, Haverfordwest, Pembrokeshire, SA61 2RL

- End Terrace House
- Master Bedroom With En-Suite
- Two Reception Rooms
- Off Road Parking And Garage
- Gas Central Heating
- Set Over Four Storeys
- Up To Five Bedrooms
- Well Presented
- Front And Rear Gardens
- EPC Rating: C

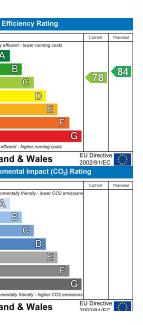
Offers Around £290,000

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**The Agent that goes the Extra Mile**





Located in a prestigious residential area of Haverfordwest, is 15 Kensington Gardens. A very well presented end terrace family home spanning across four floors!

The layout of the property briefly comprises of an entrance hall, a downstairs study/living room with French doors to the garden, a bedroom and a utility room. On the first floor is an open plan living room with dining area and archway leading through to the kitchen, and a third reception room which would also be suitable as a fifth bedroom. The second floor has two bedrooms which are served by a modern family bathroom with a separate shower unit. On the top floor is the master bedroom with an en-suite WC. The property is in a good decorative order with wooden floors throughout, and is served by gas central heating and double glazing.

Externally, there is a driveway to the front of the property providing off road parking for two cars, and access to the adjoining garage. There are gardens both to the front and rear which are laid to lawn, with a privacy hedge at the front.

Conveniently located for schools, college and all amenities in town, this family home must be viewed in order to fully appreciate!

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, new leisure centre/swimming pool, cinema, restaurants and pubs. 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 northwest.



## 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, then the first right, where you will find the property on your right hand side. What3Words://jukebox.guises.tower

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