

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 C

ADD/ESL/09/22/OK/ESL

FACEBOOK & TWITTER

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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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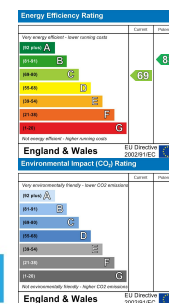


## 115 Hawthorn Rise, Haverfordwest, Pembrokeshire, SA61 2AZ

- End-Terrace House
- Two Reception Rooms
- Front And Rear Gardens
- Disabled Shower Room
- Gas Central Heating
- Three Bedrooms
- Off Road Parking
- No Onward Chain
- Edge Of Town
- EPC Rating: C

**Offers In Excess Of £160,000**

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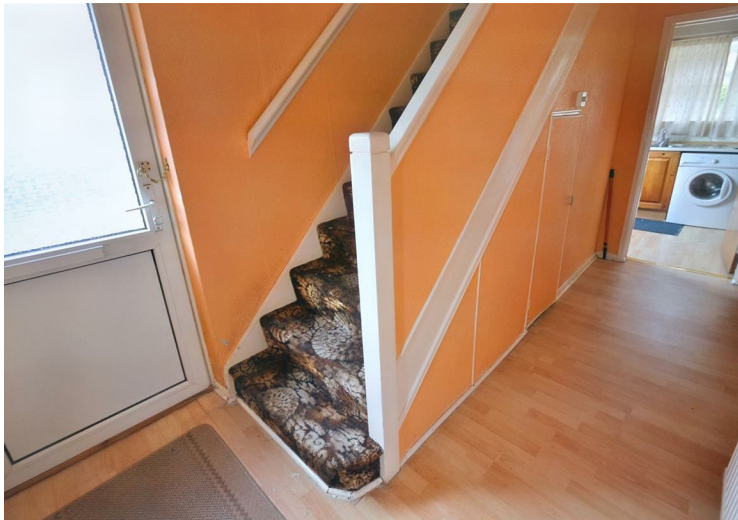
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**The Agent that goes the Extra Mile**







115 Hawthorn Rise is an end-terrace house located in the popular residential area of Hawthorn Rise, in the periphery of Haverfordwest town. The layout of the property briefly comprises of an Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Disabled Shower Room and Separate WC. The property is served by double glazing and gas central heating.

Externally the property boasts a garden to the rear which is mostly laid to lawn with double gates allowing for off road parking. An adjoining outbuilding provides handy storage space. To the front of the property is a further lawn garden.

This is an excellent Investment or First Time Buy, with the added benefit of No Onward Chain. 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, mainline train station, new 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 northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers and bird life.

### DIRECTIONS

From our office in Haverfordwest proceed around the one way system heading back down Barn Street, at the bottom bear left and head up City Road. Continue to the top of the hill turning left into Hawthorn Rise. Continue straight up this road and the property will be found on the left hand side denoted by a for sale sign.



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

