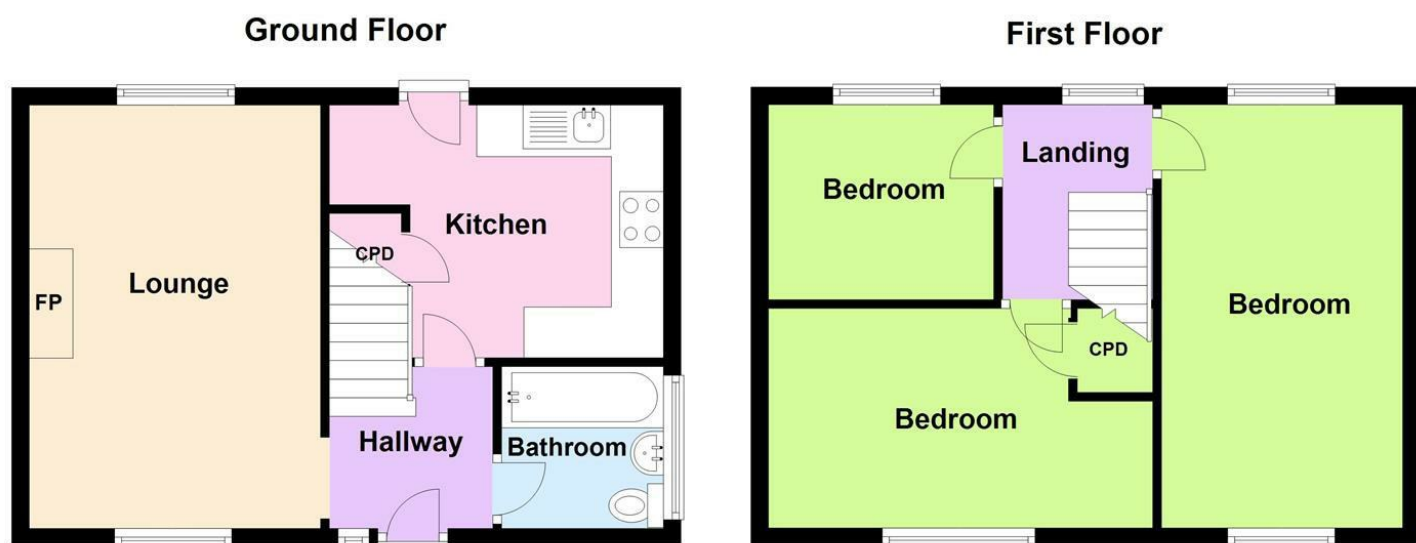




This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

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'
PLEASE NOTE: this property is served by private drainage and private water supply.

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

CH/22/CLM/OK/6/8/22

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, SA61 2LP

EMAIL: auction@westwalesproperties.co.uk

TELEPHONE: 0345 094 3004

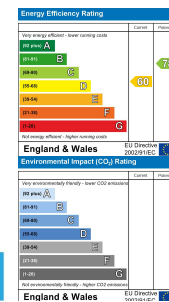


33 Barham Road, Trecwn, Haverfordwest, Pembrokeshire, SA62 5XX

- SEMI DETACHED HOUSE
- RURAL LOCATION
- COUNTRYSIDE VIEWS
- DOUBLE GLAZING
- GARDEN FRONT AND REAR
- THREE BEDROOMS
- SHORT DRIVE TO LOCAL AMENITIES
- OIL CENTRAL HEATING
- IN NEED OF UPDATING AND MODERNISATION
- EPC RATING D

Auction Guide £99,000

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The Agent that goes the Extra Mile





*** FOR SALE BY AUCTION *** DATE TO BE ANNOUNCED ***

This semi-detached house is set in a rural location and has lovey rural and countryside views to the rear. The property is in need of updating and modernising so would be ideal for someone looking for a renovation property. The property has the potential to be a good investment or family home.

The accommodation benefits from oil central heating and uPVC double glazing and comprises: Hallway, family bathroom, kitchen and lounge. The first floor leads up to three bedrooms.

*** CASH BUYERS ONLY ***

Externally there is a lawned garden to the front, and the rear, the rear garden can be accessed from the side of the property or off the kitchen. The garden also benefits from wooden sheds for storage and views out to the countryside beyond.

Trecwn is small village, 4.5 miles from Fishguard and just under 4 miles from Letterston. Fishguard is a market town on the North Pembrokeshire coastline, and has a range of shops, schools, leisure centre, railway station and ferry port to Southern Ireland. Letterston is a popular rural village, with a junior school, filling station, fish and chip restaurant, public houses, shops and hair dresser.



ENTRANCE HALLWAY

8'0 x 8'2 (2.44m x 2.49m)

LOUNGE

10'10 x 15'11 (3.30m x 4.85m)

KITCHEN

9'2 x 12'6 max (2.79m x 3.81m max)

BATHROOM

6'0 x 6'0 (1.83m x 1.83m)

BEDROOM

9'2 x 15'11 (2.79m x 4.85m)

BEDROOM

8'2 x 14'3 max (2.49m x 4.34m max)

BEDROOM



DIRECTIONS

From Fishguard take the A40 towards Haverfordwest, pass through the village of Scleddau, continue and then turning left where signposted to Trecwn and the Gwaun Valley. Take the next turning on the right, and follow the road down into Trecwn. Turn left into Barham Road (marked as a Private Road) and continue for about a mile. The property is the second to last on the right hand side. what 3 words approve.command.ratty

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