

10 Albany Terrace, Haverfordwest



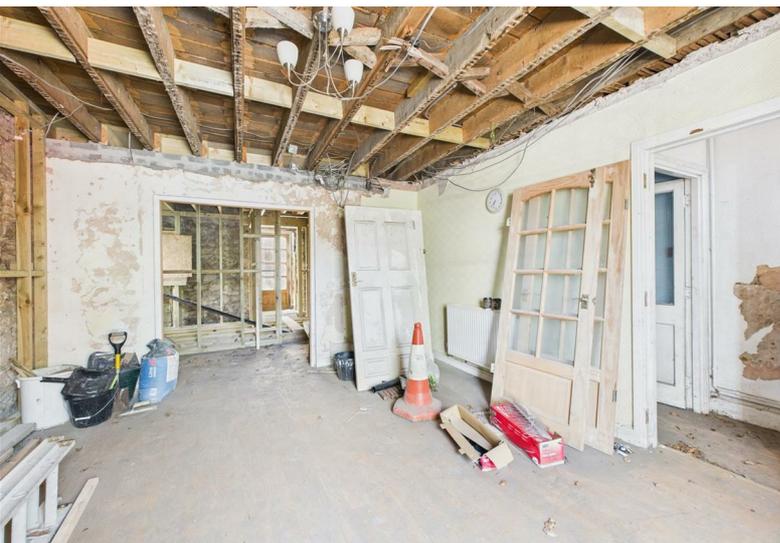
Offers In Excess Of £99,000



Set in the heart of Haverfordwest, Bulmer House is a striking Grade II listed building offering a unique and exciting renovation project.

This impressive property is set over four floors and has been partially prepped for a full renovation, with structural skeleton work already installed, providing a solid base while still allowing for plenty of flexibility and creativity in its final layout and finish.

With scope for up to six bedrooms, this substantial home presents a rare chance to create a truly bespoke living space within the character and charm of a historic setting. Whether you're a developer, an investor, or someone dreaming of restoring a period property to its former glory, Bulmer House invites you to put your own stamp on it.



Serving the whole of Pembrokeshire from our offices in Haverfordwest and Milford Haven.

www.rklucas.co.uk

01437 762538 01646 695713





Suggested plans

Ground Floor

Living/ dining room

4.47 x 3.90 (14'7" x 12'9")

Kitchen

Utility Room

First Floor

Master Bedroom

4.50 x 5.13 (14'9" x 16'9")

Bathroom

Second floor

Bedroom 2

4.41 x 3.32 (14'5" x 10'10")

Bathroom 2

2.57 x 3.32 (8'5" x 10'10")

Third floor

Bedroom 3

3.17 x 5.11 (10'4" x 16'9")

Bedroom 4

2.98 x 4.33 (9'9" x 14'2")

Outside

To the rear, there is a small courtyard.

Additional information

Services: Prospective purchasers should make their own enquiries relating to all services but it is assumed that the property is connected to mains electricity, water and drainage.

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: E

Broadband: Super fast broadband available

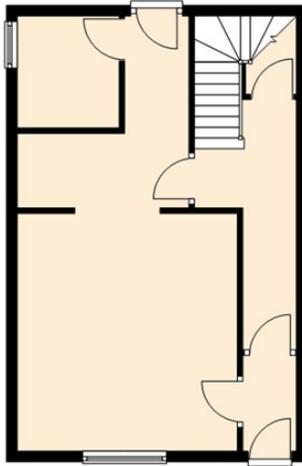
Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

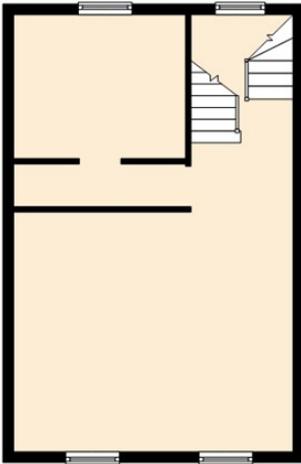
Viewing: Strictly by appointment with R K Lucas & Son



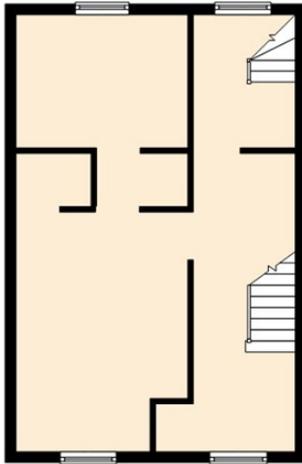
Ground Floor
Approx. 42.6 sq. metres (459.0 sq. feet)



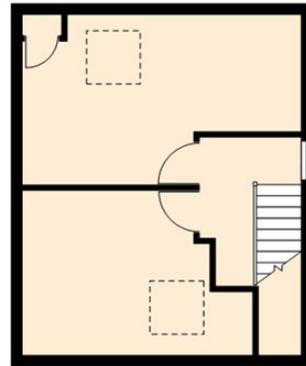
First Floor
Approx. 43.7 sq. metres (470.2 sq. feet)



Second Floor
Approx. 43.0 sq. metres (462.7 sq. feet)



Third Floor
Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 162.6 sq. metres (1750.1 sq. feet)

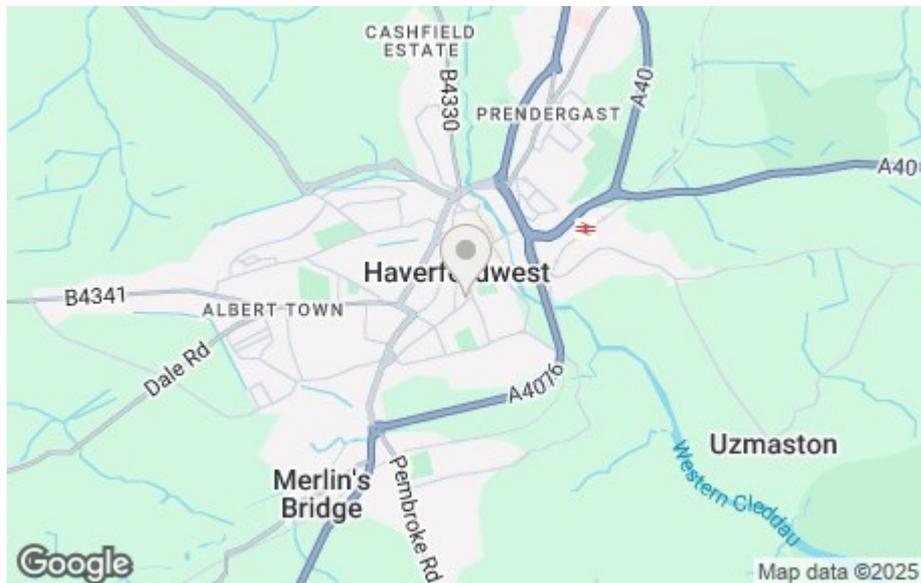
For illustration purposes, do not scale.
Plan produced using PlanUp.

Bulmer House, Haverfordwest

From our Haverfordwest office take a left onto Quay street and follow the road to Winch Lane, follow this road onto Albany Terrace and N10 will be found on your right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.