



# For Sale By Auction

By Auction £89,000



FOR SALE BY AUCTION via Town and Country Property Auctions

Buyers Premium Applies

AUCTION DATE: 28th January 2026

Pre Auction Offers Are Considered

No reserve

56 Day Completion

Register your interest for viewing with R K Lucas & Son on 01646 695713

If you're looking for a project with bags of potential, this two-bedroom terraced property could be just what you're after. Requiring complete refurbishment throughout, it offers a fantastic opportunity to create your ideal home or a smart investment. Whether you're an investor, developer, or a buyer keen to put your own stamp on a property, this blank canvas is bursting with possibilities.

Don't miss this exceptional opportunity to make your mark on a well-located home with endless potential. Contact us today to arrange a viewing and start envisioning the possibilities for your new home.



**R** & son  
**lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

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

[www.rklucas.co.uk](http://www.rklucas.co.uk)

01437 762538 01646 695713





#### Entrance

uPVC front door with glass panel inserts, wooden door with glass panel inserts to

#### Living Room

Open plan - window to front, timber flooring

#### Dining room

Open plan

#### Kitchen

Matching base and wall units, double glazed uPVC window to the rear, uPVC door to the rear

#### Bathroom

Double glazed uPVC window to the rear, bath, shower cubicle, hand basin, low flush toilet

#### Landing

Double glazed uPVC window to the rear, timber flooring

#### Bedroom 1

Window to front, timber flooring

#### Bedroom 2

Double glazed uPVC window to the rear, timber flooring

#### Outside

Outbuilding

#### Additional Information

Tenure: Freehold

Services: We are advised electricity and water are connected

Local Authority: Pembrokeshire County Council

Council Tax: Band C

Mobile Phone Reception: Likely/Limited depending on provider

Broadband: Superfast available

Buyers should make their own enquiries.

#### AUCTION DETAILS

Offered for sale via Town and Country Property Auctions

Buyers Premium - \* Plus 5% Buyers Premium + VAT

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but

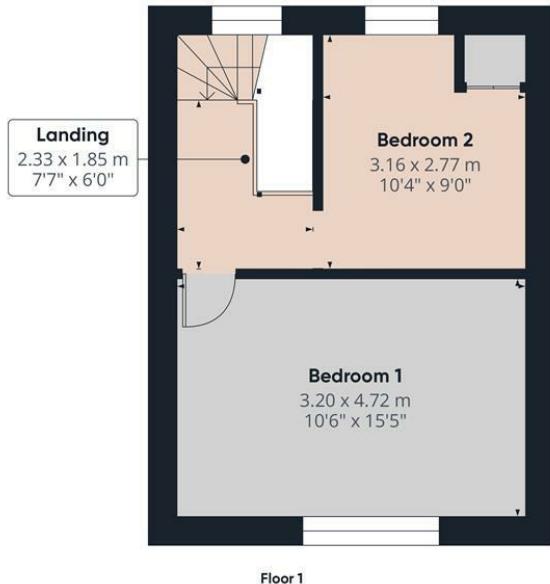
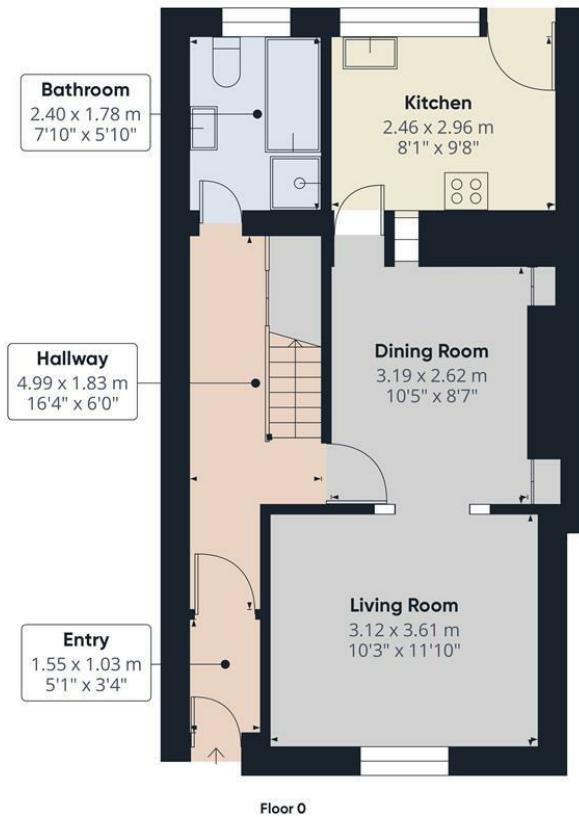
are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

#### Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 56 days following the auction (unless otherwise stated).





Approximate total area<sup>(1)</sup>  
70.4 m<sup>2</sup>  
757 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

From our Haverfordwest office take High Street, Dew Street and then turn right onto Albert Street. Turn right again onto Barn Street, follow the hill down and the property can be found on the right hand side.

### Energy Efficiency Rating

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