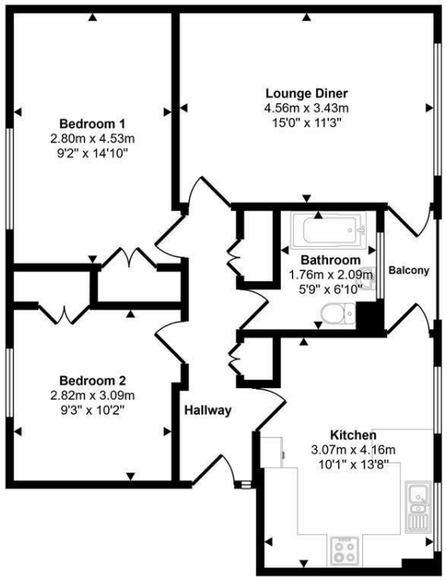
Approx Gross Internal Area
66 sq m / 710 sq ft



Floorplan

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: Leasehold - 99 years 73 years remaining. Ground Rent and Service charge approximtely £1200.00 per annum.
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Gas Central Heating, Mains Drainage
HEATING: Gas
TAX: Band A

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

JETH/ESL/02/26/DRAFT

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,

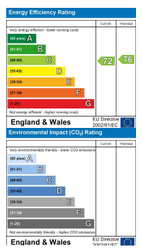
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

30 Harrier Road, Haverfordwest, Pembrokeshire, SA61 2TU

- Top Floor Flat
- No Onward Chain
- Communal Grounds
- Balcony Seating Area
- Great Investment
- Two Double Bedrooms
- Leasehold Property
- Parking Available Nearby
- Gas Central Heating
- EPC Rating: C



Offers Around £60,000

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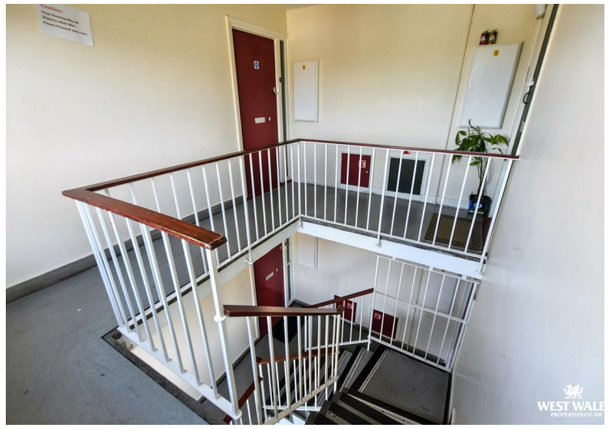
The Agent that goes the Extra Mile



An opportunity to purchase a well proportioned ex-local authority flat, conveniently located on the outskirts of Haverfordwest town. This property would make a fantastic investment or first time buy!

The property is located on the second floor and is accessed through a well tended communal staircase. The layout briefly comprises of an entrance hall, living room, kitchen, two bedrooms and a family bathroom. A door to the kitchen leads out to a balcony seating area. The property is served by gas central heating and double glazing.

Externally, there is communal grounds surrounding the building and on street parking available nearby.

A great opportunity to get on the property ladder or to add to your landlords portfolio. 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, main line 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 north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and birdlife.

DIRECTIONS

From our Haverfordwest office, continue up the High Street and follow the one-way system round to the right into Albert Street. Continue straight ahead towards Broad Haven and continue along Portfield, then keep right on the Haven Road. Take the first turning right into Hawthorn Rise, continue around the bend and turn left into Trafalgar Road. Take the right hand turn onto Harrier road, where the property can be found on the right hand side. What3Words: ///poem.hammer.blocks

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