



## 4 Market Street, Haverfordwest, Pembrokeshire, SA61 1NH

Offers In The Region Of £215,000

- 4 Bedroom Maisonette
- Town Centre Location
- Ideal Investment Or First Time Buy
- Modern & Spacious Accommodation
- No Onward Chain
- EPC Rating C

# 4 Market Street, Haverfordwest SA61 1NH

A 4 bedroom maisonette boasting modern and spacious living accommodation situated within easy walking distance to the centre of the historic county town of Haverfordwest and all its local amenities. 4 Market Street benefits from no onward chain making this property ideal for a first time buy and/or investment.



Council Tax Band: D



## Property

A modern and substantial 4 bedroom maisonette located in the historic county town of Haverfordwest and situated within the commerce mews development within easy walking distance to local amenities. Split over 3 floors the accommodation briefly comprises open plan living/dining room/kitchen to the first floor, 3 bedrooms and bathroom to the second floor and an additional bedroom with en suite shower room to the third floor. Benefitting from new carpet throughout this property would be ideal as a first time buy and/or investment.

## Location

Commerce Mews sits at the bottom of Market Street in the historic county town of Haverfordwest and within easy walking distance to all its local amenities. The beautiful Pembrokeshire coast is approximately 6 miles to the south-west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale approximately 8 miles to the northwest. The picturesque Pembrokeshire Coastal Path gives miles of wonderful walks on which to enjoy the stunning coastline.

## Directions

Commerce Mews is located where Market Street and High Street meet in the County town of Haverfordwest and is conveniently situated within walking distance of the town centre. Go through the archway and number 4 is located on the left hand side. For GPS purposes the property's postcode is SA61 1NH

The property is approached via a entrance door into

## Entrance

Stairs to first floor landing

## First Floor Landing

Windows to front and rear. Stairs to second floor landing. Radiator. Downlights. Door to

## Living/Dining Room/Kitchen

21'5 (max) x 20'9 (max)

Open Plan. Windows to rear and side. Radiators.

## Kitchen

10'2 x 8'5

Range of wall and base units with work surface over. Stainless steel sink with drainer. Integrated gas hob with extractor over, oven, microwave and

fridge/freezer. Space and plumbing for washing machine. Downlights.

## Second Floor Landing

Windows to front and rear. Steps down to rear hallway. Radiator. Door to

## Inner Hallway

Door to

## Bedroom

17'7 x 9'8

Window to rear. Radiator

## Bedroom

9'3 x 1'8

Windows to rear and side. Radiator.

## Rear Landing

Window to rear. Stairs to third floor bedroom. Door to

## Bedroom

13'10 x 10'11

Windows to front. Built in cupboards, one housing wall mounted boiler. Radiator.

## Bathroom

7'1 (max) x 5'6 (max)

Tiled walls and vinyl flooring. Suite comprising bath with shower over, wash hand basin and w/c. Downlights. Towel radiator.

## Third Floor Bedroom

14'2 (max) x 13'10 (max)

Windows to front. Radiator. Door to

## En Suite Shower Room

10'0 x 3'10

Window to rear. Fully tiled. Wash hand basin and w/c. Shower cubicle. Downlights. Towel radiator.

## Tenure

Freehold

## Services

Mains gas, electricity, water and drainage.

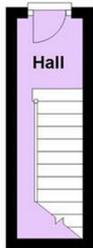
## Viewings

Strictly by appointment through Town Coast & Country Estates' office please.

First Floor



Ground Floor



Second Floor



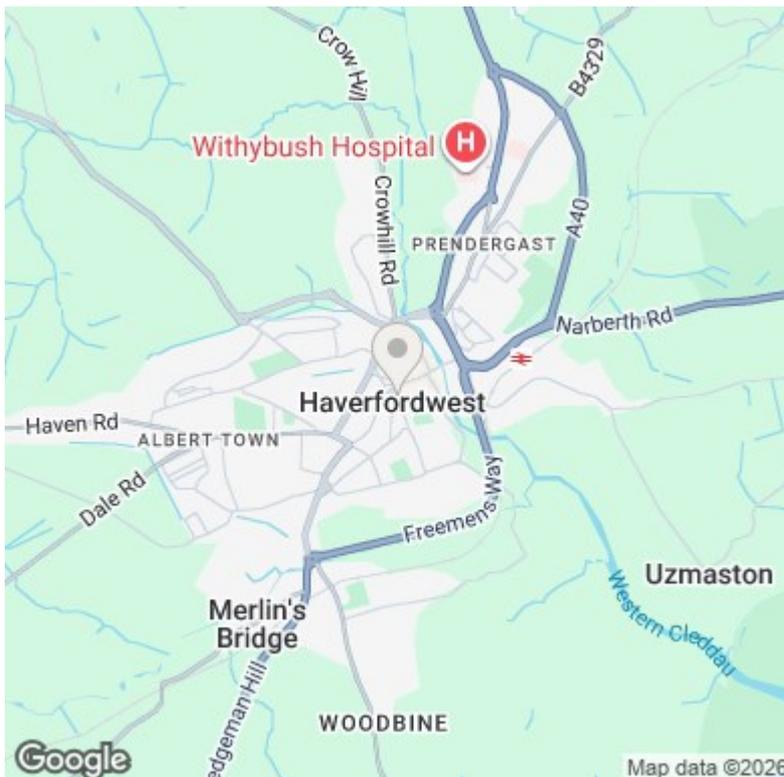
Third Floor



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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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