



Penllwyn Barn Street, Haverfordwest, Pembrokeshire, SA61 1TD

£650,000

- An Impressive 5 Bedroom Detached House
- In Need Of Renovating & Offering Ample Potential
- Ideal Investment
- Walking Distance To Town Centre
- 2 Bedroom Annexe With Seperate Access
- No Onward Chain!
- Off Road Parking & Garden
- EPC Rating D

Penllwyn Barn Street, Haverfordwest SA61 1TD

Located in the historic county town of Haverfordwest this charming 4 bedroom detached house presents a unique opportunity for potential buyers seeking a project. Including an additional 2 bedroom annexe with separate access, this property offers the potential of flexible accommodation and multi generational living.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining.

The original features throughout the property add character and charm, offering a glimpse into its rich history. However, please note that the property is in need of renovation, allowing you to put your personal touch on the space.



Council Tax Band: E



Property

Penllwyn is a substantial 4 bedroom detached house with a 2 bedroom annexe located close to town centre amenities. Requiring renovation, this property offers ample potential for flexible living accommodation. Benefiting from original features, including decorative stained glass windows and wood flooring, Penllwyn is situated on an elevated plot with far-reaching views over the historic town towards the Preseli Hills. Together with off road parking and garden. Penllwyn is split over 2 floors and the accommodation briefly comprises 2 reception rooms, conservatory, cloakroom, kitchen/breakfast room to the ground floor with 4 bedrooms and 2 bathrooms to the first floor. The annexe can either be accessed through the main house or by separate access with the accommodation briefly comprising reception room and 2 bedrooms both with en-suite bathrooms.

Location

Situated just off Barn Street and located in the historic county town of Haverfordwest within easy walking distance to the town centre and 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 from which to enjoy the stunning coastline.

Directions

From our Haverfordwest office, proceed up the High Street and at the traffic lights at the top of Dew Street, take the right turning onto the one way system down to the bottom of Barn Street, take the left hand turn onto the private road and Penllwyn can be found on your left hand side.

The property is approached via a private road to an area of off road parking with pedestrian path and steps to the entrance porch and door into

Hallway

Stained glass windows to the front and side. Turning staircase to first floor landing. Original herringbone wood flooring. Doors to reception rooms, kitchen/breakfast room and door to

Cloakroom

Wash hand basin and w/c.

Reception Room

24'4 (max) x 13'10 (max)
Bay windows to rear. Partially glazed double doors to conservatory. Decorative fireplace. Original herringbone flooring. Radiator.

Reception Room

18'9 (max) x 17'10 (max)
Windows to front. Partially glazed double doors to conservatory. Decorative fireplace. Original herringbone wood flooring. Radiator.

Conservatory

Windows and partially glazed door to side external. Partially glazed doors to front and rear. Wood flooring. Radiator.

Kitchen

In need of refurbishment but currently offers base units with work surfaces over, stainless steel sink with mixer tap and

drainer, integrated electric hob with extractor over and fireplace housing burner. Built in pantry. Doors to rear external and door to annexe.

Annexe

The annexe can either be accessed through either from the kitchen of the main house or by the entrance door from the rear external to

Reception Room

25'3 (max) x 15'6 (max)
Windows to side. Radiator. Downlights. Loft access. Door to

Bedroom

15'7 (max) x 8'0 (max)
Window to side. Radiator. Door to en suite bathroom.

Bedroom

10'6 (max) x 9'4 (max)
Window to side. Door to en suite bathroom.

First Floor Landing

Radiator. Door to

Bedroom

19'10 (max) x 16'8 (max)
Bay windows to side and rear with far reaching views. Decorative fireplace. Radiator.

Bedroom

11'10 x 7'11
Windows to rear. Fireplace. Radiator.

Bathroom

Windows to side. Currently in place is a suite comprising bath with shower over, w/c and wash hand basin. Radiator.

Bedroom

14'6 (max) x 8'2 (max)
Windows to side. Built in storage. Radiator.

Bedroom

18'8 (max) x 15'5 (max)
Bay window to side and windows to front. Decorative fireplace. Radiator.

Bathroom

Obscure glazed windows to side and front. Currently in place is a suite comprising bath, separate shower cubicle, w/c, bidet and wash hand basin. Radiator.

External

The property is approached via an area of road parking. With a garden area and mature trees and shrubs to the side, a pedestrian path leads around the property with steps up to the annexe door and conservatory. Further steps lead up to the entrance porch.

Tenure

Freehold.

Services

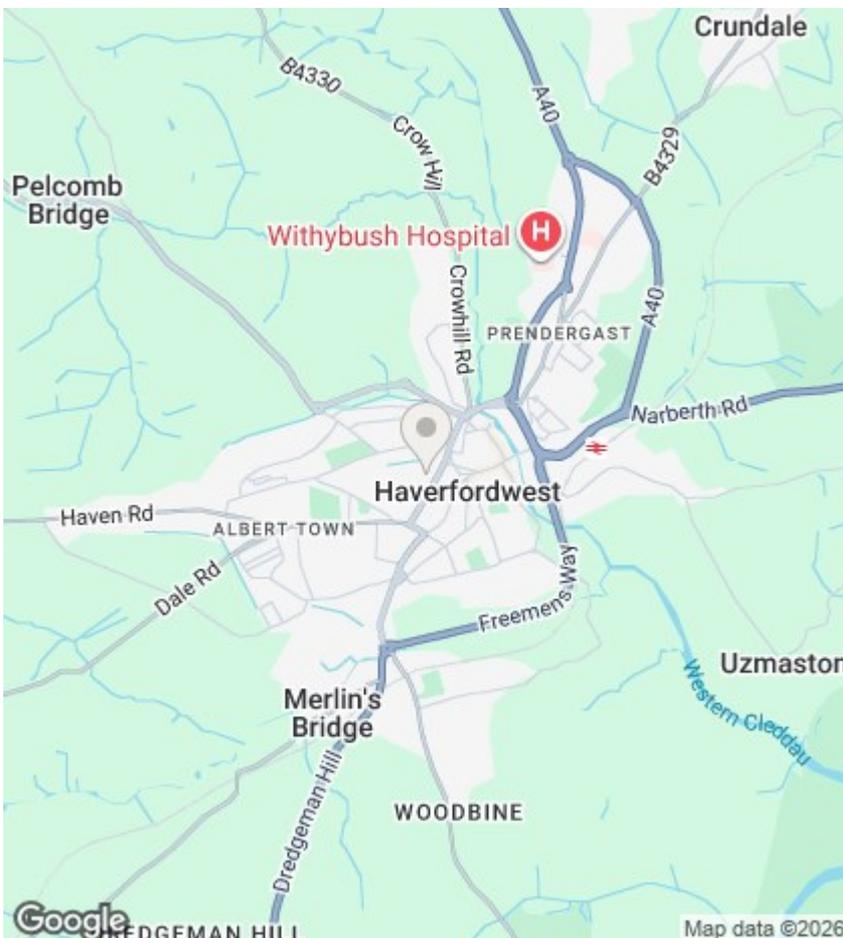
Mains gas, electricity, water and drainage

Viewings

Strictly by appointment through our Town, Coast & Country Estates office.



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 PlanIt.



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		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.