



**57 City Road, Haverfordwest, Pembrokeshire, SA61 2ST**

**£120,000**

- 2 Bedroom Mid Terraced House
- Ideal First Time Buy And/Or Investment
- Sought After Town Centre Location
- No Onward Chain
- Rear Garden & On Street Parking
- EPC Rating C



# 57 City Road, Haverfordwest SA61 2ST

Located in the historic county town of Haverfordwest, this two bedroom mid terrace house offers a comfortable living area to the ground floor with two spacious bedrooms to the first floor. Benefitting from new carpets throughout, there is also a garden to the rear of the property making an ideal patio and bbq area.

With no onward chain, 57 City Road would make an ideal first time purchase and/or investment.



Council Tax Band: C



## Property

57 City Road is a 2 bedroom mid terraced house benefitting from new carpets throughout and garden to the rear of the property accessed via a pedestrian alleyway. The accommodation briefly comprises; living/dining room, kitchen and porch to the ground floor with two bedrooms and bathroom to the first floor. This property would be an ideal first time buy and/or investment.

## Location

City Road is a sought after area in the historic county town of Haverfordwest and within easy walking distance to all local amenities including supermarkets, transport links, restaurants, public houses, hospital, sports and leisure facilities, Pembrokeshire College and primary and secondary schools. The beautiful Pembrokeshire coast is approximately 6 miles to the southwest, 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

From our office, proceed up High Street and Dew Street, follow the one way system along Albert Street and down Barn Street. Turn left at the mini roundabout up into City Road. 57 can be found on your left hand side clearly identified by our Town, Coast & Country for sale board. For GPS purposes the post code is SA61 2ST.

Property is approached via step up and partially obscure glazed door into

## Entrance Hall

Radiator. Under stairs cupboard. Door and step down to kitchen. Archway leading to

## Living/Dining Room

20'7 (max) x 11'1 (max)

Window to front and window to porch. Decorative slate fireplace with wooden surround housing electric fire. Exposed wooden beams to ceiling. Radiator.

## Kitchen

6'6 (max) x 4'4 (max)

Window to rear. Range of wall and base units with work surface over. Stainless steel sink with drainer. Laminate flooring and partially tiled walls. Radiator. Doorway to

## Porch

Partially obscure glazed door to rear external and window to side. Laminate floor.

## First Floor Landing

Loft access. Airing cupboard housing boiler. Door to

## Bedroom

11'7 (max) x 7'3 (max)

Window to rear. Decorative open fire. Radiator.

## Bedroom

14'6 (max) x 8'11 (max)

Window to front. Decorative open fire. Radiator.

## Bathroom

6'6 x 5'0

Obscure glazed window to rear. Suite comprising bath with electric shower over, wash hand basin and w/c. Laminate floor and tiled walls. Radiator.

## Externally

To the rear of the property is a garden laid mostly to patio slabs bordered by mature trees and shrubs currently housing a outdoor storage shed. This can be accessed via the pedestrian alleyway from City Road.

## Tenure

We are advised that the property is freehold.

## Services

Mains Electricity, Gas, Water & Drainage.

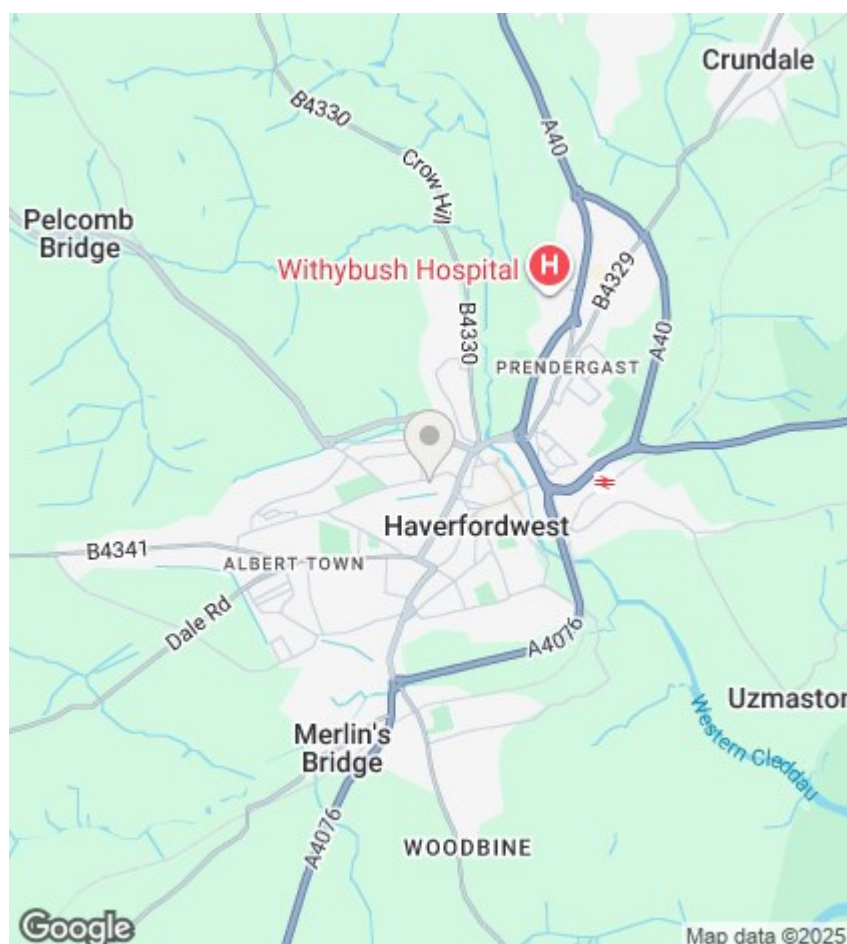
## Viewings

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

## Agent's Notes

Please note that this property is being sold on behalf of an associate of Town, Coast & Country Estates.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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.