



18 Commerce Mews Market Street, Haverfordwest, Pembrokeshire, SA61 1NQ

Offers In The Region Of £218,000

- 4 Bedroom Town House
- Sought After Town Centre Location
- Ideal Investment And/Or First Time Buy
- Spacious Accommodation
- Walking Distance To Local Amenities
- EPC Rating C

18 Commerce Mews Market Street, Haverfordwest SA61 1NO

Located within easy walking distance to the town centre of the county town of Haverfordwest and all its local amenities, this 4 bedroom town house which is part of the redevelopment of the original Commerce House site benefits from spacious accommodation and enclosed rear low maintenance courtyard garden. 18 Commerce Mews would be ideal as either a first time buy, investment and/or for growing households.



Council Tax Band: E



Property

18 Commerce Mews is a spacious and modern 4 bedroom townhouse offering flexible accommodation making it an ideal first time buy and/or investment. Located in the centre of the historic county town of Haverfordwest and part of the redevelopment of the original Commerce House site within easy walking distance of all local amenities. Split over 3 floors the accommodation briefly comprises entrance hall, living/dining room, kitchen and cloakroom to the ground floor. 3 bedrooms, one with en suite shower room and bathroom to the first floor. To the second floor is the loft bedroom and en suite shower room. Externally the property benefits from a low maintenance, enclosed rear garden.

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. Number 18 is approached through the archway and to the right. For GPS purposes the property's postcode is SA61 1NQ.

Property is approached via an entrance door to

Entrance Hall

Stairs to first floor. Radiator. Downlights. Door to

Living/Dining Room

14'7 max x 14'4 (max)

Open Plan. Window to rear. Door to rear external. Radiator. Uplights.

Kitchen

7'10 x 6'0

Open plan. Window to front. Range of wall and base units with work surface over. Integrated electric oven, 4 ring hob with extractor over, Fridge freezer and dishwasher. Stainless steel sink with drainer. Partially tiled walls. Downlights.

Rear Hall

4'0 x 3'6

Window to rear. Downlights. Door to integral garage. Door to

Cloakroom

Wash hand basin. w/c. Downlights. Radiator. Wall mounted boiler.

First Floor Landing

Window to front. Radiator. Stairs to second floor.

Bedroom

10'5 x 7'8

Window to rear. Radiator. Built in under stairs storage cupboard.

Bathroom

8'2 x 7'8

Window to rear. Suite comprising bath with handheld shower attachment, shower unit with electric shower over, wash hand basin and w/c. Heated towel rail. Downlights.

Bedroom

16'6 x 8'7

Window to front. Radiator. Door to

En Suite Shower Room

8'7 x 3'10

Shower unit with electric shower over. Wash hand basin. w/c. Heated towel rail. Tiled throughout.

Bedroom

8'5 x 7'8

Window to front. Radiator.

Second Floor Landing

Slopped ceiling. Under eaves storage. Downlights. Door to

Loft Bedroom

24'10 (max) x 13'10 (max)

Velux windows to front and rear. Slopped ceilings. Under eaves storage. Radiator. Door

En suite Shower Room

7'4 x 2'9

Shower unit with electric shower over. Wash hand basin. w/c. Heated towel rail. Tiled throughout. Downlights.

Garage

16'6 x 8'9

Double wooden door to front. Light and power.

Externally

To the rear of the property is a low maintenance enclosed paved courtyard.

Tenure

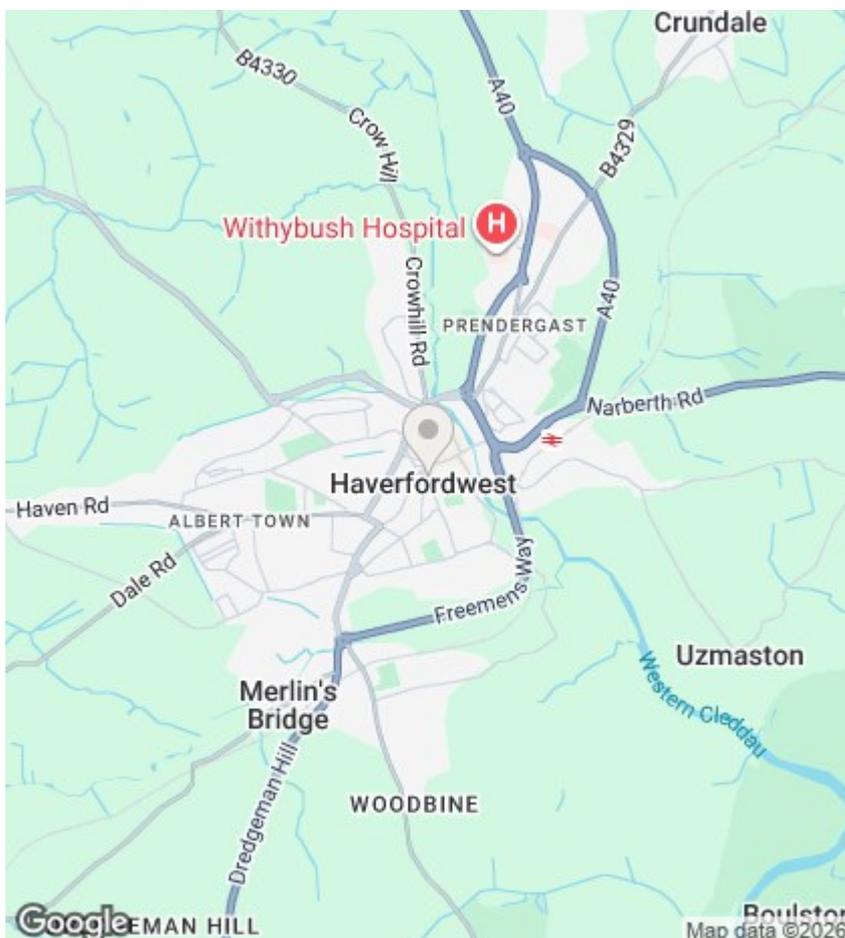
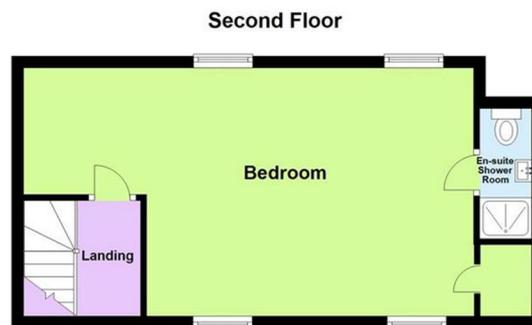
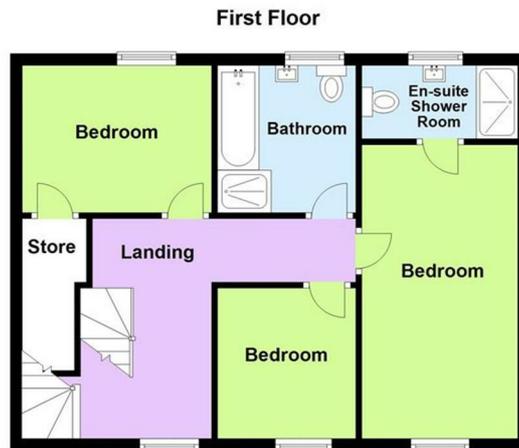
Freehold

Services

Mains gas, electricity, water & drainage

Viewings

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(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.