



**21 Commerce Mews Market Street, Haverfordwest, Pembrokeshire,
SA61 1NQ**

Offers In The Region Of £124,950

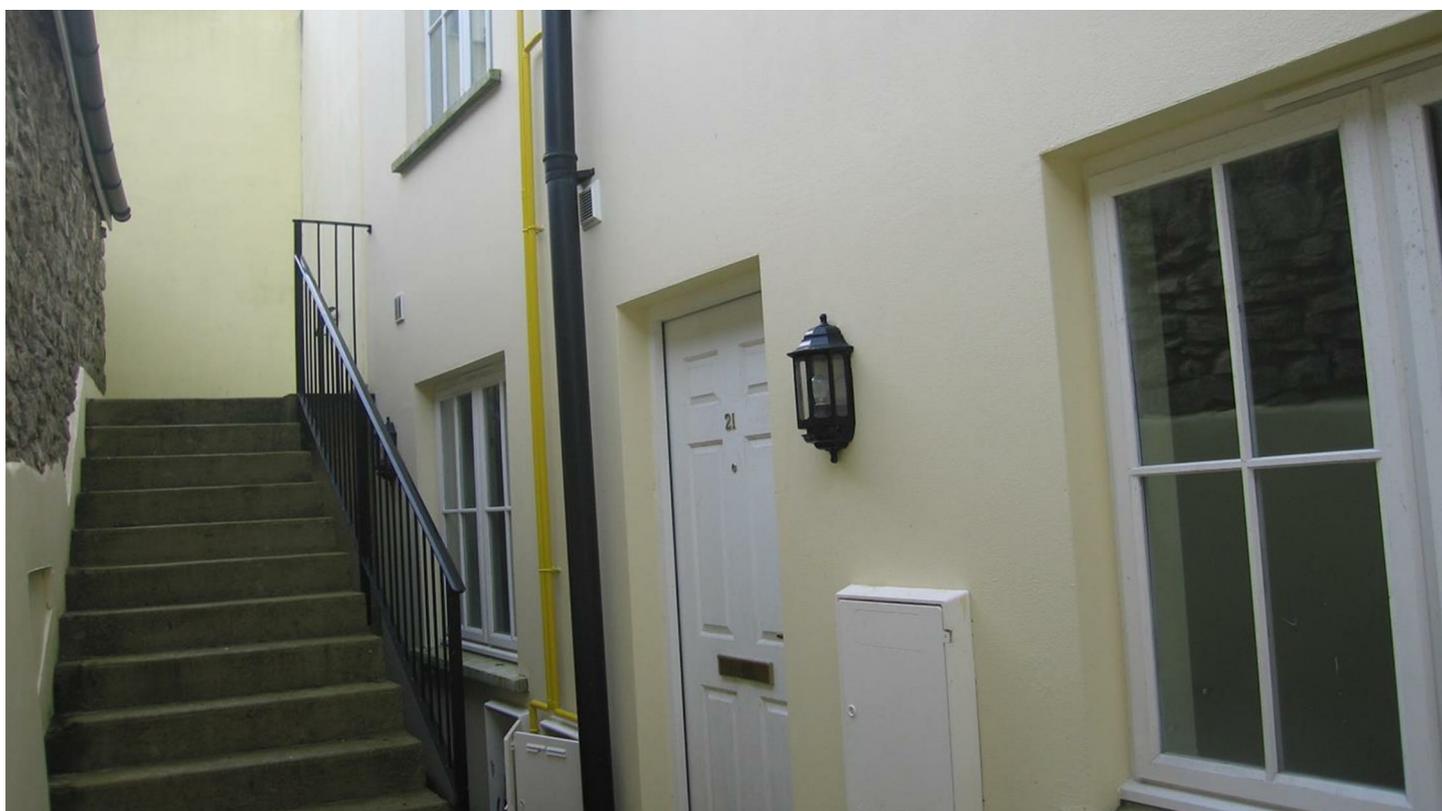
- 2 Bedroom Maisonette
- Walking Distance To Local Amenities
- Ideal First Time Buy Or Investment
- Sought After Town Centre Location
- No Onward Chain
- EPC Rating C

21 Commerce Mews Market Street, Haverfordwest SA61 1NO

Part of the redevelopment of the original Commerce House site located in the historic county town of Haverfordwest, this 2 bedroom maisonette is situated within walking distance to the town centre and local amenities. Benefitting from no onward chain 21 Commerce Mews would be ideal as an investment and/or first time buy.



Council Tax Band: D



Property

A modern 2 bedroom maisonette situated in the centre of the historic county town of Haverfordwest within easy walking distance to all its local amenities. Split over two floors the accommodation briefly comprises living room, cloakroom and kitchen/breakfast room to the ground floor and two bedrooms both with en suites to the first floor. 21 Commerce is part of the redevelopment of the commerce house site accessed through an archway to the side of the Commerce House apartments.

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. 21 Commerce Mews is accessed via the the archway and take the steps opposite. For GPS purposes the property's postcode is SA61 1NQ.

The property is approached via a courtyard and entrance door to the

Living Room

17'3 x 11'1

Window to front. Pendant light. Stairs to first floor landing. Under stairs storage. Radiator. Door to

Cloakroom

5'8 x 3'8

Wash hand basin and w/c. Tiled floor. Radiator.

Kitchen/Breakfast Room

17'5 x 7'8

Window to front. Range of wall and base units with work surface over. Integrated appliances including fridge/freezer, cooker, microwave and gas hob with extractor over. Stainless steel sink with shower tap. Downlights and pendant light. Radiator.

First Floor Landing

Doors leading to

Bedroom

12'11 x 9'10

Window to the front. Radiator. Pendant light. Door to

En Suite Bathroom

12'7 x 3'10

Suite comprising wash hand basin, w/c and bath with shower over. Fully tiled walls and floor. Heated towel rail.

Bedroom

12'11 x 9'8

Window to the front. Radiator. Pendant light. Door to

En Suite Shower Room

9'3 x 3'6

Suite comprising double shower cubicle, wash hand basin and w.c. Fully tiled walls. Downlights. Heated towel rail.

Tenure

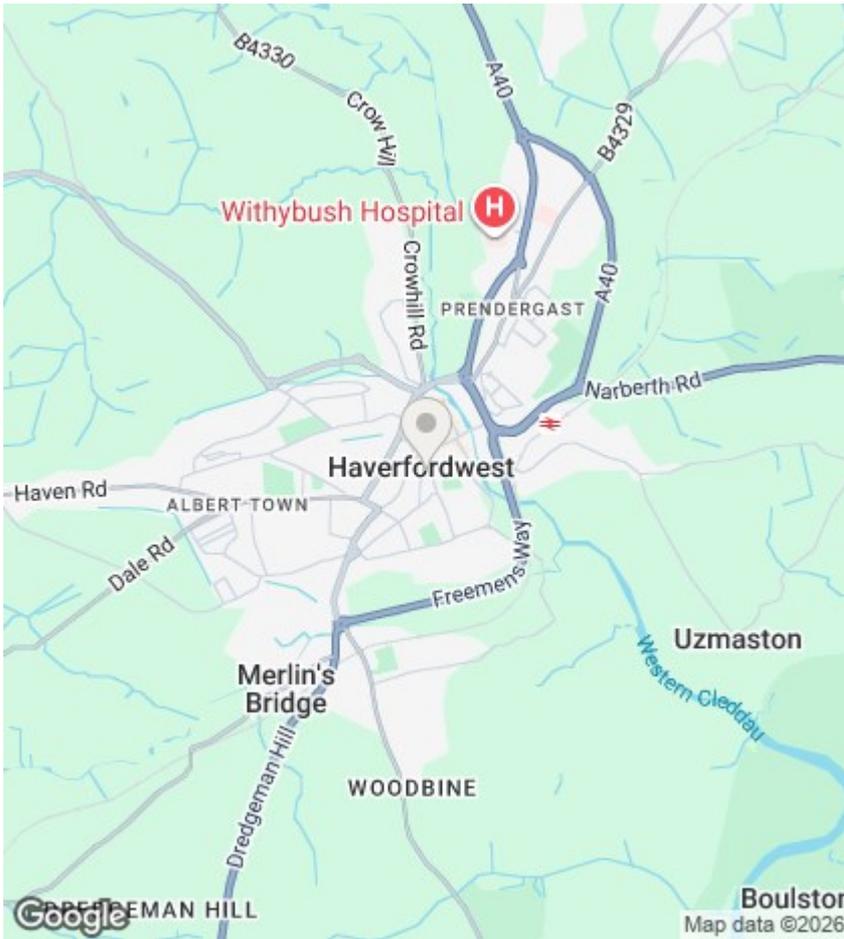
Leasehold. 999 years remaining.

Services

Mains Gas, Electricity, Water and Drainage.

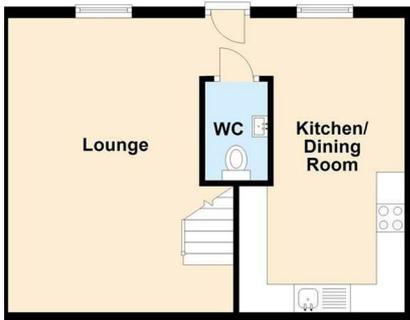
Viewings

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

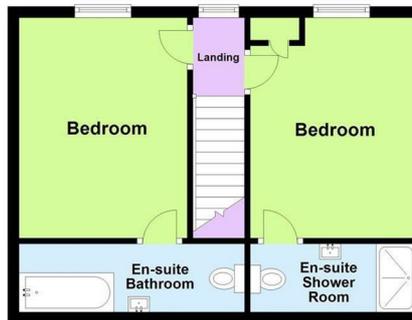


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First 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 included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

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.