



56 Barn Street, Haverfordwest SA61 1TG

Offers in the region of £129,950

**3 Bedroom Mid Terrace House
Family Bathroom
Kitchen/Diner
Enclosed Rear Garden
Conveniently Situated Close To The Town Centre**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

AW/DT/72801/091019

DESCRIPTION

A beautifully decorated 3 Bedroom Terrace property close to the town centre of Haverfordwest. Close to primary and secondary schools, on a bus route and with easy access to the shops, this property is an absolute must view. The property has been re-decorated throughout with new kitchen and bathroom installed. It is rare that a property like this becomes available that anyone could just move straight into! An ideal first time buy, perfect for the investor or even someone who is retired!

ENTRANCE PORCH

6'02 x 3'0 (1.88m x 0.91m)

Obscured part glazed door to front aspect, tiled floor, door to hallway.

ENTRANCE HALL

10'03 x 6'01 (L-Shaped Max) (3.12m x 1.85m (L-Engineered oak flooring, radiator, opening to dining room.

LOUNGE

12'09 x 10'07 (3.89m x 3.23m)

Double glazed window to front aspect, radiators x 2, engineered oak flooring, opening to dining room and doorway to hallway.

KITCHEN / DINER

14'02 x 8'00 (4.32m x 2.44m)

Double glazed window to rear aspect, half glazed door to rear aspect, a range of base and wall units, single bowl sink with drainer, gas hob, electric oven, extractor fan, radiator, oak breakfast bar, slate flooring.

FAMILY BATHROOM

12'01 x 6'06 (3.68m x 1.98m)

Obscured double glazed window to rear aspect, low level W/C, wash hand basin, bath with mixer tap, shower cubicle with electric shower, radiator, tiled flooring.

BEDROOM 1

10'09 x 9'07 (3.28m x 2.92m)

Double glazed window to rear aspect, radiator, carpet flooring.

BEDROOM 2

13'01 x 10'05 (Max) (3.99m x 3.18m (Max)) Double glazed window to front aspect, radiator, carpet flooring.

BEDROOM 3

10'04 x 6'04 (3.15m x 1.93m)

Double glazed window to front aspect, radiator, carpet flooring.

EXTERNALLY

From the kitchen a decked seating area leads down via steps to an enclosed garden which is laid to lawn Gated pedestrian access to the rear.

SERVICES

We are advised that all mains services are connected to this property.

PLEASE NOTE:

Please note this property has a flying freehold.

VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail haverfordwest@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Flying freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the Haverfordwest office proceed up High Street onto Dew Street, bear right onto Albert Street and follow the road around onto Barn Street. The property will be found on your right hand side as denoted by our John Francis For Sale Board.

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

56 Barn Street, Haverfordwest SA61 1TG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

**John.
Francis**