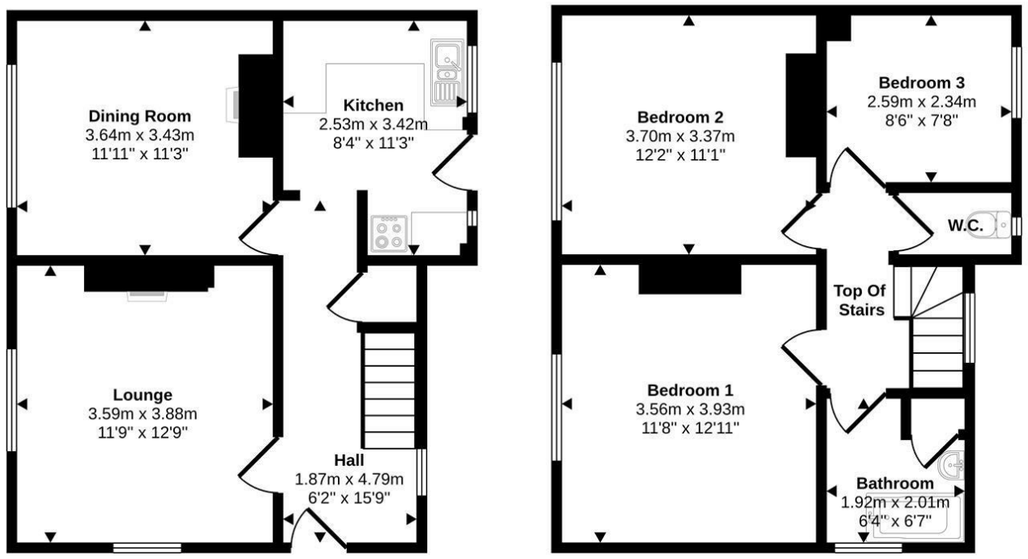
Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft

First Floor
Approx 45 sq m / 479 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'B '
PLEASE NOTE: this property is served by private drainage, mains water supply and solid fuel heating.

We would respectfully ask you to call our office before you view this property internally or externally.

ref: IRK/CFH/09/26/DRAFT/CFH

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

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www.westwalesproperties.co.uk



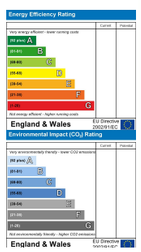






44 Barham Road, Trecwn, Haverfordwest, SA62 5XY

- Semi Detached House
- Countryside Views
- Rural Location
- Double Glazing
- In Need of Updating and Modernising
- Three Bedrooms
- 2 Reception Rooms
- Bathroom & WC
- Gardens Front & Back
- EPC Rating: TBC



Price £110,000

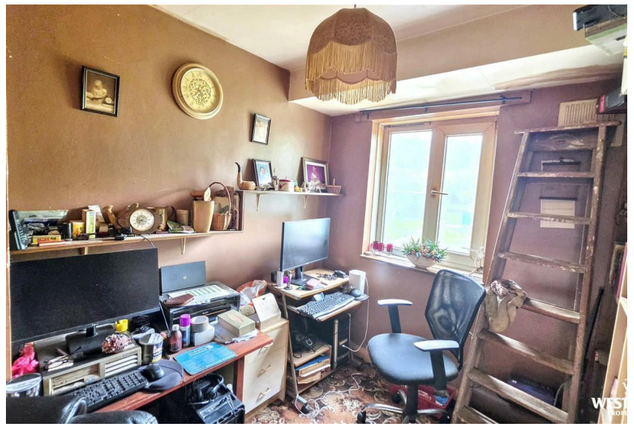
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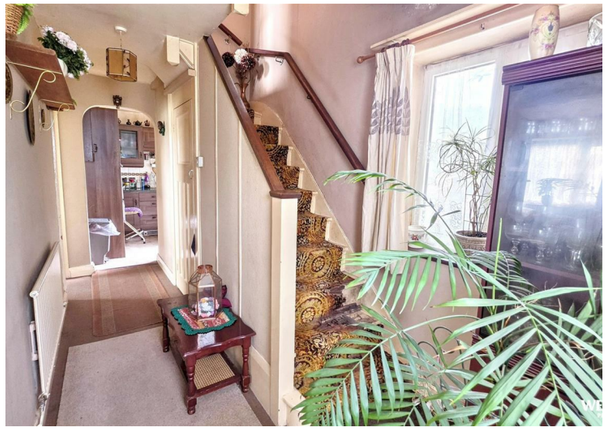
The Agent that goes the Extra Mile













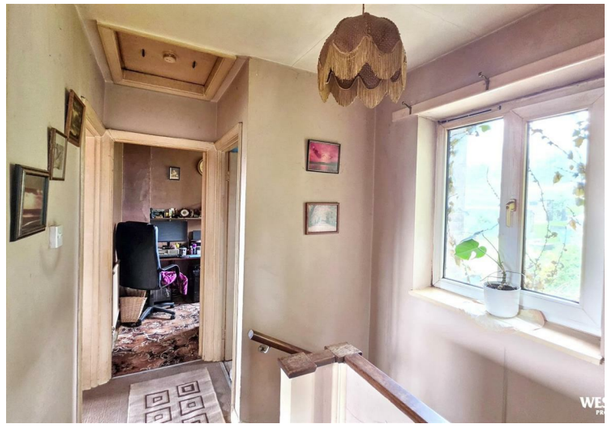
Situated in the village of Trecwn, with lovey rural and countryside views this three-bedroom semi-detached property offering well-proportioned accommodation arranged over two floors. The property would benefit from some updating and provides an opportunity for a purchaser to modernise the accommodation to suit their own requirements.

The ground floor is entered via a hallway with stairs leading to the first floor. The lounge is positioned to the front of the property and features a fireplace, while a separate dining room provides additional living space. To the rear is a fitted kitchen with a range of wall and base units, worktop space and a door providing access to the rear garden. On the first floor, the landing leads to three bedrooms, two of which are doubles. The family bathroom is fitted with a bath and wash hand basin, with the WC conveniently located separately. The property also benefits from double glazing and solid fuel heating with a back boiler.

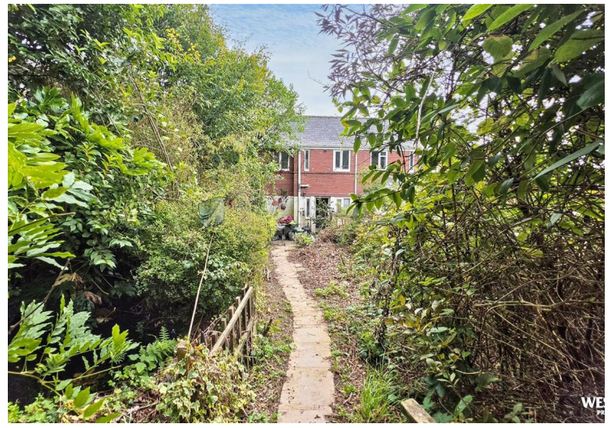
Externally, the property is set back from the road behind established hedging, with access to the side of the house. To the rear is an enclosed garden with paved area, established shrubs, trees and planting. The garden extends away from the property measuring approx. 100ft x 30ft and offers scope for a new owner to landscape and develop the outside space. This property offers a excellent opportunity for buyers looking for a home they can update and personalise, whether as a main residence or investment property.

Trecwn is small village, 4.5 miles from Fishguard and just under 4 miles from Letterston. Fishguard is a market town on the North Pembrokeshire coastline, and has a range of shops, schools, leisure centre, railway station and ferry port to Southern Ireland. Letterston is a popular rural village, with a junior school, filling station, fish and chip restaurant, public houses, shops and hair dresser.















DIRECTIONS

From West Wales Properties, Haverfordwest, proceed out of the town and follow signs for Fishguard on the A40. Continue along the A40, passing through Wolfscastle and towards Letterston. On reaching Letterston, continue on the A40 towards Fishguard before taking the turning signposted for Trecwn. Follow the road into Trecwn and continue onto Barham Road Turn left into Barham Road (marked as a Private Road) and continue for about a mile. Where No. 44 can be found along the road towards the end on the left hand side. Please note Barham Road is a private road leading to the property is in a poor state of repair and has lots of potholes, please take care driving! What3words: ///vampire.venue.depths

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.