Approx Gross Internal Area
168 sq m / 1812 sq ft



Ground Floor
Approx 107 sq m / 1152 sq ft

First Floor
Approx 61 sq m / 661 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.
COUNCIL TAX: Band 'E'
HEATING: Gas and Electric

ref: JETH/ LLE /AUG/ 25/DRAFT

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

01437 762626
www.westwalesproperties.co.uk



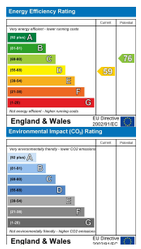






15 Crowhill, Haverfordwest, Pembrokeshire, SA61 2HL

- Semi-Detached House
- Brilliant Investment
- Three Reception Rooms
- Garage And Parking Space
- No Onward Chain
- Three Bedrooms
- Ideal Family Home
- Rear Garden
- Gas And Electric Heating
- EPC Rating: D



Offers Over £210,000

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The Agent that goes the Extra Mile





















Situated in an elevated position over Haverfordwest town, this semi-detached home would make a brilliant investment opportunity. Conveniently located on the edge of town, the property is within walking distance to an array of amenities, with supermarkets and retail parks just a short drive away. With the added benefit of No Onward Chain, this ideal family home offers endless potential. Viewing is highly recommended!

Upon entering the charming property through the original stain glass door, you are greeted by welcoming hallway. The ground floor accommodation comprises; a living room which features a grand bay window and open fireplace. A second sitting room which could also make a great downstairs bedroom, also benefits from water and drainage connections. The kitchen is located to the rear and also provides access to the garden. Across the hallway is an impressive third reception room, ideal for entertaining all your family and friends. Upstairs accommodates, a split level landing with a family bathroom, storage room, and three bedrooms.

Externally, there is pedestrian access along the front of the property. A gated entrance open into the low maintenance front patio. A lawned garden and patio is located to the rear, and provides ample outside seating, perfect for those summer evenings relaxing. The parking and detached garage are located to the rear of the property.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, further educational college, hospital, main line train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

The beautiful Pembrokeshire coast is only 6 miles to the south west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and birdlife.







DIRECTIONS

From our Haverfordwest offices follow the one way system around the town until you reach the roundabout a the bottom of Barn Street, take the 2nd exit onto the B4330 onto Crow Hill and follow the road up the hill. You will see the Crowhill properties sitting above the road on the left-hand side. What/Three/Words:///club.dust.crowds

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