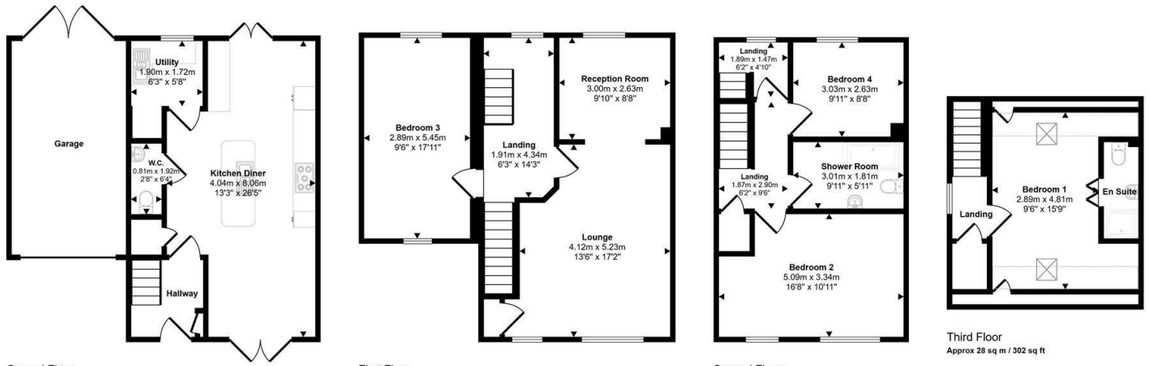
Approx Gross Internal Area
187 sq m / 2011 sq ft



Ground Floor
Approx 59 sq m / 638 sq ft

First Floor
Approx 59 sq m / 631 sq ft

Second Floor
Approx 41 sq m / 441 sq ft

Third Floor
Approx 28 sq m / 302 sq ft

Denotes head height below 1.5m

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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band E

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

SSG/ESL/01/26/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



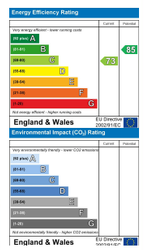






3 Kensington Gardens, Haverfordwest, Pembrokeshire, SA61 2RL

- Mid Terrace Townhouse
- En-Suite Shower Room
- Modern Kitchen/Diner And Utility Room
- Driveway Parking And Garage
- Convenient To Amenities
- Four Double Bedrooms
- Opan Plan Living Accommodation
- Very Well Presented
- Low Maintenance Garden To Rear
- EPC Rating: C



Offers Around £265,000

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The Agent that goes the Extra Mile













NO CHAIN Located in a prestigious residential area of Kensington Gardens, Haverfordwest, is this beautifully presented terraced town house. Spanning over 4 floors, this property has the space to comfortably accommodate a growing family!

The layout of the property briefly comprises of an entrance hall, open plan kitchen/diner, WC and utility room on the ground floor. On the first floor is an open plan living room with adjoining study/further dining area, and a second reception room which would also be suitable as a fourth bedroom. The second floor has two bedrooms which are served by a modern family bathroom with an overhead shower. On the top floor is the master bedroom with en-suite shower room. The property is in an excellent order with neutral decoration throughout, a contemporary fitted kitchen and bathroom suites, and gas central heating.

Externally, a driveway to the front of the property provides off road parking for two cars, and access to the adjoining through-garage. French doors in the kitchen lead through to the rear garden, which is laid to paving for easy maintenance with a boundary fence.

Conveniently located for schools, college and all amenities in town, this family home must be viewed in order to fully appreciate!

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, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants and pubs. 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 northwest.















DIRECTIONS

From our Haverfordwest office proceed up High Street into Dew Street and bear right into Albert Street. Turn right down Barn Street and at the bottom of the hill bear left and proceed up City Road. Continue to the end of City Road and turn left into Rackhill Terrace. Take the first left into Kensington Gardens,where you will find number 3 on your left hand side. What3words ///spill.myself.smart

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