



40 Barn Street, Haverfordwest, SA61 1TG

**£165,000**

- \*Town Centre Location
- \*Close To Local Amenities & Schools
- \*3 Bedrooms, 2 Reception Rooms
- \*Low Maintenance Tiered Garden
- \*Well Maintained & Presented
- \*Ideal FTB/Investment Property

## Description

A traditional mid terrace house with 2 reception rooms and 3 bedrooms, located in Haverfordwest Town centre, with the added bonus of a low Maintenance tiered garden to the rear. The property has been maintained beautifully by the current owners throughout. This house is ideal for 1st time buyers, small families or investor looking to add to their portfolio. Call us to arrange your accompanied viewing

## Entrance Hallway

Property entered via pvc door, radiator, wall mounted shelf, stairs leading to first floor landing, doors off to:

## Lounge

Double glazed window to fore, feature fireplace with electric fire insert with wooden mantle over.

## Dining Room

Fitted cupboard space with wooden work surface over, under stairs storage cupboard, wall mounted shelf, open hatch through to kitchen.

## Kitchen

Steps leading down, double glazed window to rear, radiator, wooden effect flooring, wall mounted shelves, a range of high gloss wall and base units with wooden effect work surface over, tiles splash back, sink and drainer with mixer tap over, wall mounted Worcester combination boiler, plumbing for washing machine, space for cooker and white goods, Pvc door to rear leading out to garden with window to the side.

## W.C.

Low level w.c, obscure double glazed window to rear.

## First Floor Landing

Loft hatch, velux window to rear, large, fitted cupboard space, doors leading off to:

## Bedroom 1

Double glazed window to rear.

## Bedroom 2

Double glazed window to fore, radiator.

## Bedroom 3

Double glazed window to fore.

## Shower Room

Obscure double-glazed window to rear, radiator, wooden effect floor, low level w.c, wash hand basin, shower enclosure with electric shower.

## Externally

The garden at 40 Barn Street is designed with tiered levels, connected by steps that guide you through its distinct areas. Its thoughtful layout minimizes upkeep while maximizing enjoyment, ensuring low maintenance for residents. With gated access at the rear, convenience and security are prioritized, providing easy entry and exit. Whether relaxing on one level or exploring the various

tiers, the garden offers a versatile outdoor space tailored to suit different preferences and lifestyles.

## Services

We are advised all mains services are connected.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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