



**11 South Court, Haverfordwest, SA61 2TB**

**Offers In The Region Of £117,000**

- \*Three-bedroom mid-terrace house located at 11 South Court
- \*Two spacious reception rooms offering flexible living space
  - \*Front and rear gardens, ideal for outdoor enjoyment
  - \*Garage providing secure off-street parking or storage
- \*In need of decorating and modernisation, offering excellent potential
- \*No onward chain, allowing for a quicker, hassle-free purchase

## Description/Situation



11 South Court – a three-bedroom end of terrace house with garage, ideally located close to the town centre. The property features two reception rooms, front and rear gardens, and offers spacious accommodation throughout. In need of decorating and modernising, it presents an excellent opportunity for buyers to update and personalise to their taste. Offered with no onward chain, this property is perfect for first-time buyers, investors, or those looking for a project in a convenient location.

## Entrance Hallway



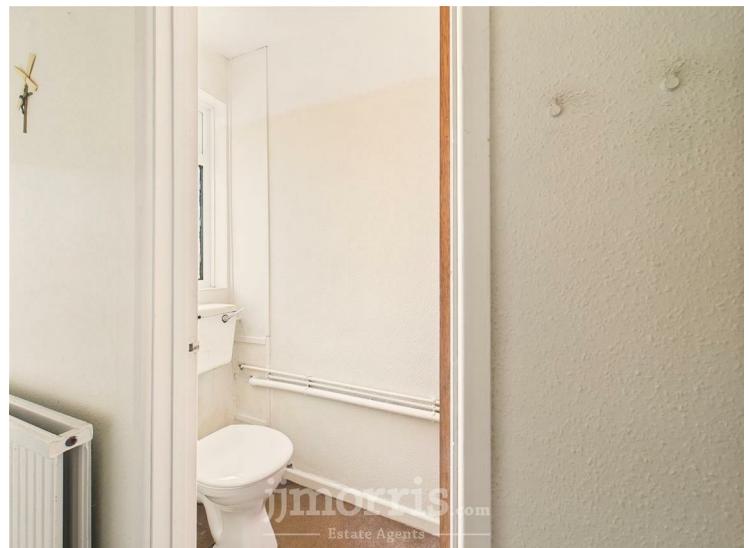
Property entered via obscure pvc door, radiator, stairs leading to first floor, wall mounted shelving, doors leading off to:

## Storage Room



Obscure double glazed window to side

## W.C.



Obscure double glazed window to fore, low level w.c.

## Kitchen



Double glazed window to fore, a range of wall and base units with wooden effect work surface over, stainless steel sink and drainer, tile splash back, free standing oven, wall mounted electric fan, plumbing for washing machine, space for white goods, door through to dining room.

## Dining Room



Double glazed French doors to rear leading out to garden space, radiator, door leading through to lounge.

## Lounge



Double glazed window to rear, fitted shelving, radiator, feature gas fire sat on a marble hearth.

## First Floor Landing

cupboard housing gas boiler, loft access, doors leading off to:

## Bedroom 1



Double glazed window to rear, radiator.

## Bedroom 2



Double glazed window to fore, radiator, fitted cupboard space.

## Bedroom 3



Double glazed window to rear, radiator, fitted shelving.

## Bathroom



Obscure double glazed window to fore full height wall tiles, low level w.c, wash hand basin, bath with electric shower over, wall mounted chrome heated towel rail.

## Externally



The property boasts a well-designed frontage. To the fore, an elevated, gated forecourt provides a welcoming entrance, with a set of steps, complete with a sturdy handrail leading up to the front door. The area is thoughtfully landscaped with decorative stone chippings, offering low-maintenance appeal, and features a spacious patio area, perfect for enjoying a morning coffee or placing potted plants for added colour and charm.

To the rear, the property has a generously sized garden, predominantly laid to lawn framed by a border of mature trees and established hedging, creating a sense of privacy and seclusion. A paved pathway extends from the French doors at the rear of the home, meandering through the garden and leading to a gate at the far end, providing convenient rear access. This outdoor space offers a wonderful setting for relaxing, entertaining, or gardening, and is ideal for families.

## Garage

Up and over manual door.

## Services & Utilities

Heating Source: Gas

Services:

Electric: Mains

Water: Mains

Drainage: Mains

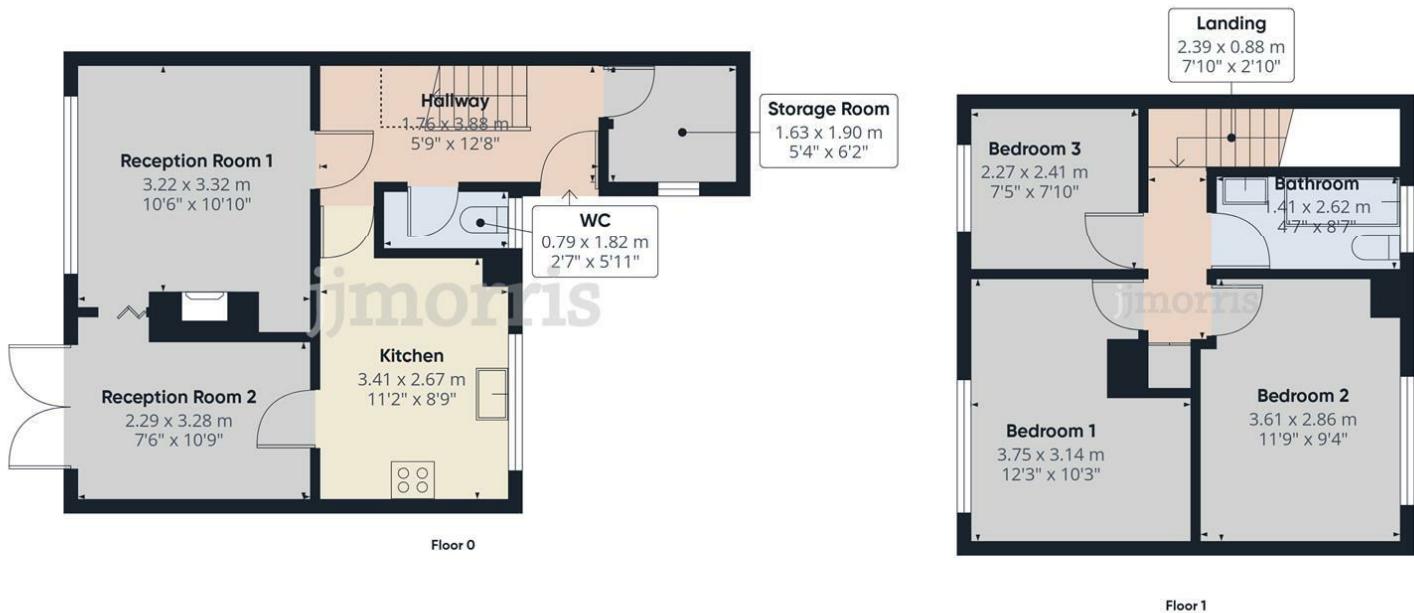
Broadband: Available

Tenure: Freehold

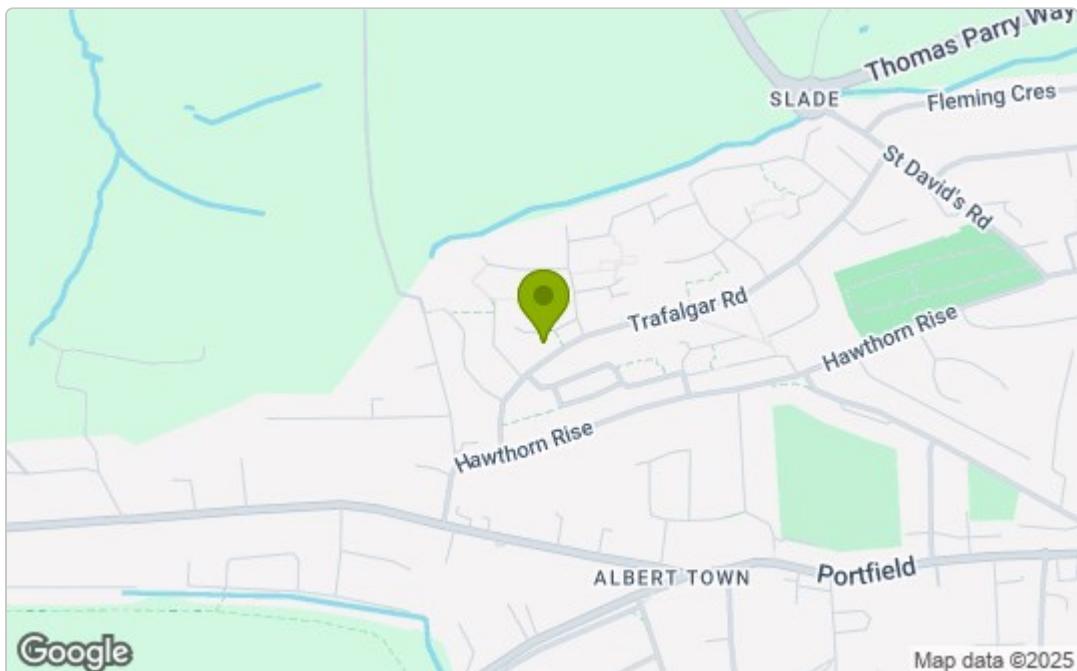
Local Authority: Pembrokeshire County Council

Council Tax: Band B

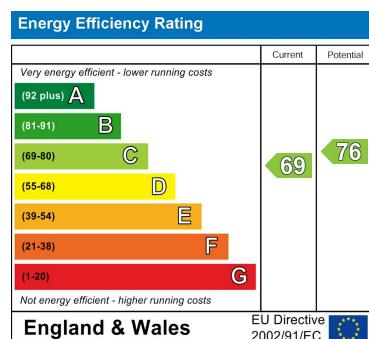
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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