



7 Venns Close, Haverfordwest, SA61 1NA

Offers Over £125,000

A Wonderful First-Time Purchase.

Popular & Convenient Residential Location.

Off-Road Parking & Enclosed Rear Garden.

E.P.C Rating T.B.C

2 Bedrooms/2 Reception Rooms & Loft Storage Room.

Description

No.7 Venns Close is a fantastic opportunity to purchase your first home, but equally as good as a buy to let investment. Well presented, maintained, and extended by the present owners, this mid terraced house is located in a popular and convenient location on the outskirts of Haverfordwest. With 2 bedrooms, 2 reception rooms, a loft store room, off-road parking, and an enclosed rear garden, this is a real bargain at the listed price. Sure to attract interest immediately, contact J.J Morris for viewing arrangements.

Access to:

Access to the property is via a pathway leading to the main front door.

Porch

External porch, double glazed uPVC door to fore.

Lounge 15'1 x 14'4 (4.60m x 4.37m)

Double glazed window to fore, T.V point, under stairs storage, laminate floor.

Breakfast Kitchen 14'3 x 9'3 (4.34m x 2.82m)

A range of wall and base units with complementary work surface, sink with mixer tap, integrated appliances, patio doors to:

Sun Room/Utility 10'7 x 8'2 (3.23m x 2.49m)

Double glazed window to side, patio doors to rear, range of base units, tiled floor.

First Floor

Airing cupboard.

Bedroom 1 12'1 x 7'1 (3.68m x 2.16m)

Double glazed window to rear x 2, built-in wardrobes.

Bathroom 8'3 x 6'3 (2.51m x 1.91m)

Low-level W.C, wash hand basin, bath with shower over, extractor fan.

Bedroom 2 14'2 x 8'1 (4.32m x 2.46m)

Double glazed window to fore x 2, T.V point, telephone point, stairs to:

Loft Room 11'9 x 11'1 max (3.58m x 3.38m max)

Limited head height (5'7) Velux window to rear.

Externally

There are front and rear gardens, the front is laid to chippings and the rear garden is larger, laid to patio and enclosed. A storage shed is present.

Tenure

We are advised the property is freehold.

Services

We are advised that mains services are connected with electric heating.

Broadband

Superfast Fibre Broadband is available to the area as confirmed by www.bt.com/broadband/availability/

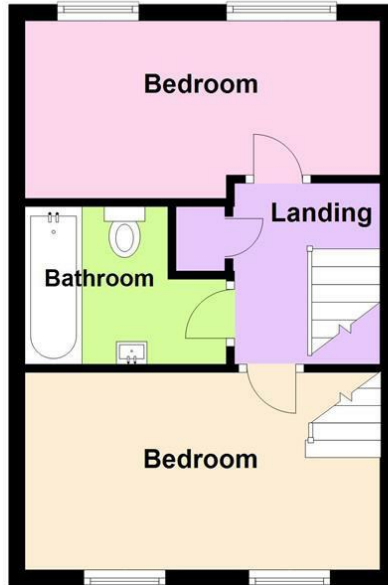
Floor Plan



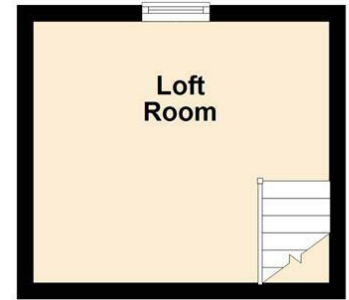
Ground Floor



First Floor



Room in Roof



7 Venns Close, Merlins Bridge, SA61 1NA

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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