



Flat 20F 20 City Road, Haverfordwest, SA61 2ST

**Offers Over £25,000**

Recently Improved 1 Bedroom Apartment.

Convenient Town Centre Location.

Surprisingly Spacious with Off Road Parking.

Ideal First Time Buy or Investment.

Expected Rental Yield in excess of 7%

67 years remaining on the lease

Easily converted to a 2 Bedroom Apartment.

Grade II Listed Building.

### Description

A recently improved 1 bedroom apartment in Haverfordwest town center, within easy access to the shops, amenities, and facilities the County town has to offer. The apartment is surprisingly spacious for a 1 bedroom property, with a large lounge, good sized double bedroom, nice breakfast kitchen, and bathroom. The communal hallway allows access to this second-floor apartment, and there is allocated off-road parking space to the rear of the property. Ideal as a first time purchase, or a cracking investment with a potentially high rental yield expected, contact us for further details. (Please note that similar apartments have been very easily changed to 2 bedroom apartments as per the proposed floorplan).

Superfast Fibre Broadband is available to the area as confirmed by [www.bt.com/broadband/availability/](http://www.bt.com/broadband/availability/)

### Entrance to:

Entrance to the property is via a communal entrance, leading to the main stairwell.

### Communal Hallway

Leading to the 2nd floor flat.

### Door to:

#### Lounge 15'6 x 13'4 (4.72m x 4.06m)

Double glazed sash window to fore x 2, electric fire with decorative surround, T.V and telephone points.

#### Bedroom 12'4 x 8'6 (3.76m x 2.59m)

Double glazed sash window to fore, T.V point, electric radiator.

### Hallway

L-shaped hallway, 4 steps leading down to:

#### Breakfast Kitchen 15'6 x 10'6 max (4.72m x 3.20m max)

Double glazed window to side, a range of wall and base units with complementary work surface, stainless steel sink with mixer tap, plumbing for washing machine, integrated oven and grill with extractor over, part tiled walls, storage cupboard.

#### Bathroom 15'6 x 7'1 (4.72m x 2.16m)

Double glazed window to side, bath with shower over, wash hand basin, low-level W.C, part tiled walls.

### Externally

There is no garden space other than the allocated parking and shed directly outside of the main front door.

### Off Road Parking

Allocated parking for 1 vehicle.

### Tenure

We are advised the property is leasehold. £0 PA Service Charge; £150 PA Ground Rent

### Mains

Electric heaters and electric water immersion.

### Broadband

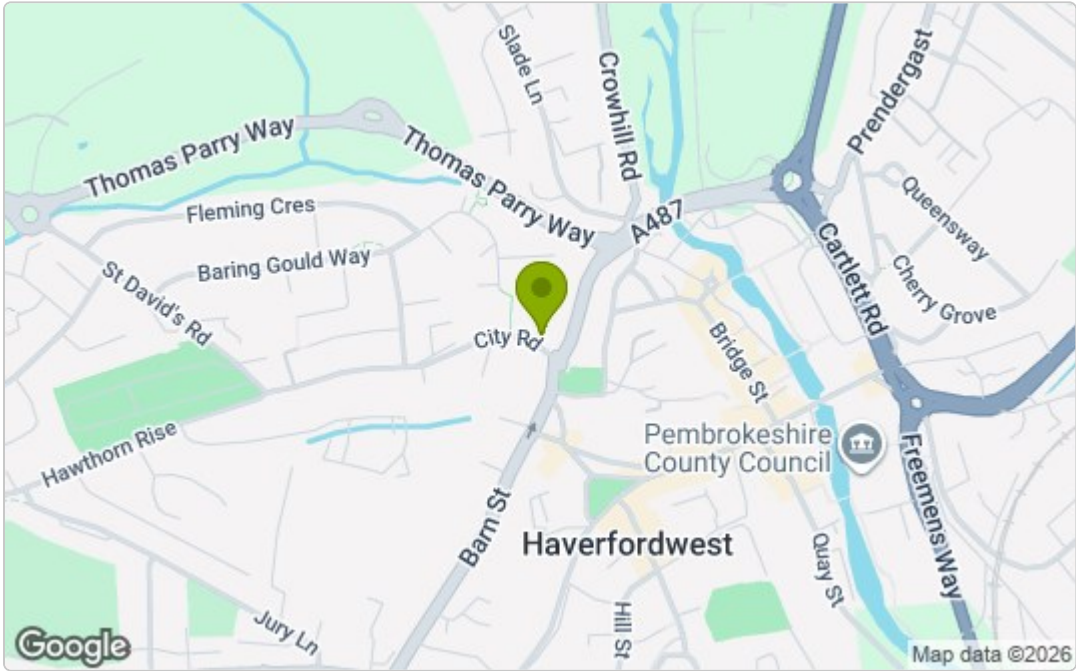


Floor Plan

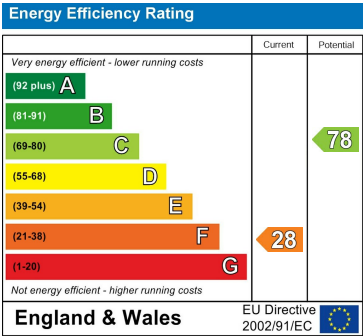
Flat 20f  
City Road,  
Haverfordwest  
Pembrokeshire  
SA61 2ST



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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