



4 Gloucester Terrace, Haverfordwest

£125,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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SITUATION

Gloucester Terrace comprises a terrace of traditionally constructed properties situated within the heart of the town of Haverfordwest, which is the principal administrative centre for the coastal county of Pembrokeshire and benefits from an extensive range of facilities and amenities. The street lies just off Bridge Street which is the main commercial area of Haverfordwest and therefore the property lies within easy reach of all the amenities available within the town. The area is a mixed residential and commercial area, with several substantial three storey mid terrace dwellings within the area, some of which have been converted into flats and some of which are in commercial use.

OVERALL DESCRIPTION

No. 4 Gloucester Terrace briefly comprises a traditionally constructed mid terrace dwelling that we understand was built in the mid-19th Century of smooth rendered random masonry walls under a pitched slate roof. The property is approached via a pedestrian access off the street known as Holloway, although there does appear to be access to the rear. We understand that the property is a Grade II Listed Building.

ACCOMMODATION

GROUND FLOOR

Entrance Hall Way

With part tiled walls, tiled floor and door opening into:

Inner Hallway

With radiator, understairs storage cupboard and stairs riding to the First Floor.

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Sitting Room

10' 8" x 11' 2" (3.25m x 3.40m)

With shuttered window to the fore, radiator, fireplace with an electric insert and shelves store cupboard.

Seperate WC

With tiled walls and floor with WC and Wash Hand Basin.

Dining Room

11' 6" x 10' 6" (3.50m x 3.20m)

With gas fire, window to the side, exposed stone wall, open beam ceiling.

Kitchen

15' 1" x 11' 6" (4.60m x 3.50m)

With a door leading to the rear and fitted with a range of base storage cupboards with complementary work surfaces over and further storage in matching wall mounted units. There is a one and a half bowl sink unit, plumbing for automatic washing machine and a dishwasher etc.

FIRST FLOOR

Bedroom One

10' 2" x 11' 10" (3.10m x 3.60m)

With radiator and window to the side.

SECOND FLOOR

Landing

Bedroom Two

9' 0" x 11' 2" (2.75m x 3.40m)

With built-in wardrobes with louvre doors, window to the fore, radiator and wall lights.

Bathroom

With suite comprising bath with shower over, WC, wash hand basin and part tiled walls.

Bedroom Three

12' 2" x 10' 2" (3.70m x 3.10m)

With radiator, window to the side and built-in wardrobes with louvre doors.

EXTERNALLY

Grounds

We could not confirm the extend of the grounds but believe that the property benefits from a garden to the rear as shown within the plan attached as Appendix 3.

Outbuildings

We believe that the property has the benefit of a garage to the rear and possibly there are other domestic outbuildings, but we were not able to confirm these.

Services

We understand the property has the benefit of mains water, electricity, drainage and gas and there is full gas central heating

Access and Rights of Way

The property has a pedestrian access to the fore as Gloucester Terrace is at an elevated level from Holloway which is the adopted road to the fore. We believe that there is vehicular access to a garage to the rear. This is via an adopted highway and then over an area that is perhaps best described as common land. It is an area within the historic grounds of Haverfordwest Castle and is narrow in places but appears to provide vehicular access to numerous residential properties in the locality, including other properties on Gloucester Terrace.

Council Tax Banding

Council Tax Band D

Energy Performance Certificate

As a Listed Building an Energy Performance Certificate would not be required.



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