



## Residential For Improvement

**35 Merlins Hill, Haverfordwest, Pembrokeshire  
SA61 1PE**

**\*GUIDE PRICE:**

**£100,000+ (plus fees)**

### House For Improvement

Terraced three storey townhouse in need of modernisation but with an abundance of character features. Situated in the heart of Haverfordwest within walking distance to local amenities. The beautiful Pembrokeshire coast is only 6 miles to the south west and the famous surfing beach of Newgale 7.5 miles to the north west.

**Ground Floor:** Entrance hall, lounge, dining room and kitchen.

**First Floor:** Two bedrooms and bathroom.

**Second Floor:** Bedroom

**Outside:** Paved and railed courtyard to the front. Over grown to the rear.

### Viewing Schedule:

Friday 22nd June 16.30 – 17.00

Friday 29th June 16.30 – 17.00

Friday 6th July 16.30 – 17.00



**Tenure:** See Legal Pack

**Local Authority:** Pembrokeshire County Council

**Solicitors:** Clarke Willmott LLP, 1 George Square, Bath Street, Bristol, BS1 6BA. Tel: 0345 2091391.

**Energy Performance Certificate (EPC):** Current Rating D



### Additional Fees

**Buyer's Premium:** £600 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.25% inc VAT of the purchase price, subject to a minimum of £594 inc VAT, payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.