



19 Albert Street, Haverfordwest, SA61 1TA

OFFERS IN THE REGION OF £275,000

- INVESTMENT OPPORTUNITY
- CONVENIENTLY LOCATED END OF TERRACE HOUSE CONVERTED TO PROVIDE 3 SELF CONTAINED FLATS WITH CAR PARKING SPACE
- FLAT 1 – 2 BED. FLAT 2 – 1 BED. FLAT 3 – 2 BED.
- OFFERED FOR SALE WITH EXISTING TENANTS IN PLACE
- CURRENTLY PRODUCING IN EXCESS OF £22,000 PER ANNUM – ROI 8%

SITUATION

Albert Street lies withing walking distance of a good range of local services including the Tesco & Lidl supermarkets in an area that has always met a consistent demand from residential tenants being a short distance from the town centre.

DESCRIPTION

19 Albert Street comprises a traditionally constructed end of terrace property that has been converted to provide 3 descriptively spacious flats that have always met a good demand when offered to the rental market although two of the tenants have been in residence for a number of years. The property benefits from vehicular access at Barn street to the side and this leads to an area at the rear that provides off road car parking for 1 car for each flat and in more detail, the accommodation comprises: Flat 1, Flat 2, Flat 3.

FLAT 1

Accessed via the rear of the building this apartment has 2 Bedrooms, Lounge, Kitchen and a Bathroom.

KITCHEN

9' 4" x 8' 2" (2.84m x 2.49m)

Double glazed window to side aspect, half obscured double glazed panel door to side aspect, a range of base and wall units, unit sink, space for washing machine, space for tumble dryer, space for electric cooker, boiler, radiator, tiled floor.

LOUNGE

13' 4" x 12' 8" (4.06m x 3.86m)

Two double glazed windows and half obscured double-glazed door to side aspect.

BATHROOM

5' 9" x 4' 10" (1.75m x 1.47m)

Obscured double glazed window to side aspect, bath with shower over, low level W/ C, wash hand basin, radiator, tiled floor.

BEDROOM 1

9' 11" x 8' 6" (3.02m x 2.59m)

Double glazed window to side aspect, radiator.

BEDROOM 2

10' 9" x 11' 8" (3.28m x 3.56m)

Two double glazed windows to side aspect, radiator.

FLAT 2

Accessed via the rear of the building this apartment has 1 Bedroom, Lounge, Kitchen and a Bathroom.

KITCHEN

12' 9" x 6' 10" (3.89m x 2.08m)

Half obscured double glazed panel door to side aspect, a range of base and wall units, sink, space for fridge, cooker and washing machine, boiler, radiator, tiled floor.

BEDROOM

11' 3" x 9' 1" (3.43m x 2.77m)

Double glazed window to rear aspect, radiator.

SHOWER ROOM

8' 10" x 4' 11" (2.69m x 1.50m)

No natural light, low level W/C, wash hand basin, shower cubicle, extractor fan, tiled floor.

LOUNGE

17' 8" x 12' 2" (5.38m x 3.71m)

Double glazed bay window to front aspect, 2 x radiators.

FLAT 3

Accessed via the front of the building and straight up a flight of stairs. This apartment has a Lounge, Kitchen, Bathroom on the first floor. The second floor has 2 Bedrooms.

KITCHEN

12' 3" x 11' 6" (3.73m x 3.51m)

Double glazed window to side and rear aspects, base and wall units, space for washing machine, fridge and cooker, sink, boiler.

LOUNGE

16' 9" x 10' 8" (5.11m x 3.25m)

Double glazed bay window to front aspect, double glazed window to side aspect, radiator.

BATHROOM

7' 10" x 6' 3" (2.39m x 1.91m)

No natural light, low level W/C, wash hand basin, shower cubicle with electric shower, tiled floor.

BEDROOM 1

11' 4" x 9' 2" (3.45m x 2.79m)

Skylight, radiator.

BEDROOM 2

14' 5" x 8' 2" (4.39m x 2.49m)

Skylight, radiator.

EXTERNALLY

Each flat has one allocated off road parking space. Parking is located behind a stone wall, offering privacy to the flats off from the main road. There are some small areas surrounding the building which could be used for pots and plants.

SERVICES

The majority of the windows and doors are uPVC double glazed and each flat benefits from gas fired central heating, electric and water.

LOCAL AUTHORITY: Pembrokeshire County Council,
County Hall, Haverfordwest SA61 1TP.

EPC RATING:

Flat 1 - 57C 88D

Flat 2 - 66D 76C

Flat 3 - 56D 79C

Freehold and sold subject to existing ongoing agreements.

GENERAL REMARKS

The sale of 19 Albert Street offers a rare opportunity to purchase a residential investment property with the benefit of well-established tenants in residence and in a convenient setting within easy reach of the town centre and local services currently producing a return of: Flat 1 £650; Flat 2 £550; Flat 3 £650.

We are advised that the renovation was carried out with exceptional care to preserve the property's original character and architectural charm, an approach that was formally recognised when the property won an award following its initial restoration.

Flat 2
19 Albert Street
HAVERFORDWEST
SA61 1TA

Energy rating
D

Flat 1
19 Albert Street
HAVERFORDWEST
SA61 1TA

Energy rating
D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Flat 3
19, Albert Street
HAVERFORDWEST
SA61 1TA

Energy rating
D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



