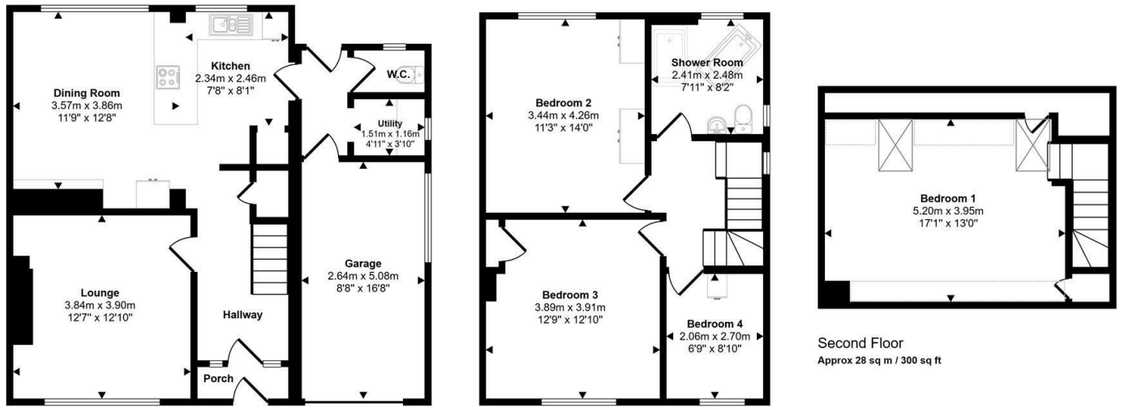
Approx Gross Internal Area
150 sq m / 1610 sq ft



Ground Floor
Approx 72 sq m / 774 sq ft

First Floor
Approx 50 sq m / 537 sq ft

Second Floor
Approx 28 sq m / 300 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage, mains gas
HEATING: Gas
TAX: Band E

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/09/25/OK EJL

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

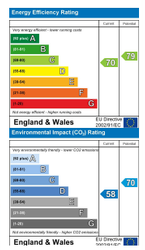
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

40 Woodlands Park, Haverfordwest, Pembrokeshire, SA61 1LR

- Detached House
- Three Bedrooms & Loft Room
- Driveway Parking
- Integral Garage And Downstairs WC
- Convenient To Amenities
- Open Plan Kitchen/Diner
- Well Presented
- Garden To Side And Rear
- EPC Rating: C



Offers Around £270,000

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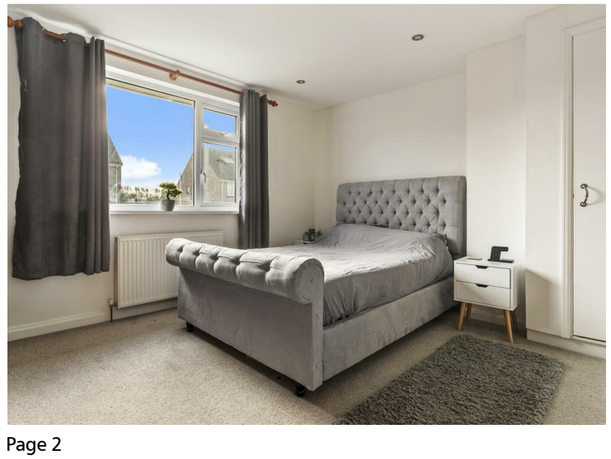
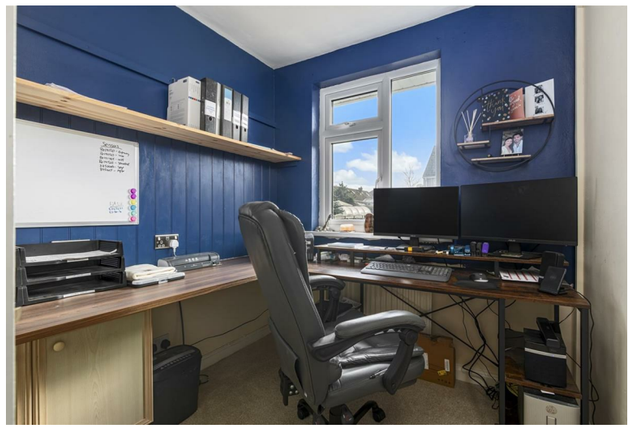
The Agent that goes the Extra Mile





** CHAIN FREE **
40 Woodlands Park is a well appointed detached house located in the highly desirable residential area of Merlins Bridge, in the periphery of Haverfordwest. The property has been significantly updated by the current vendors, making it a comfortable and well equipped family home.

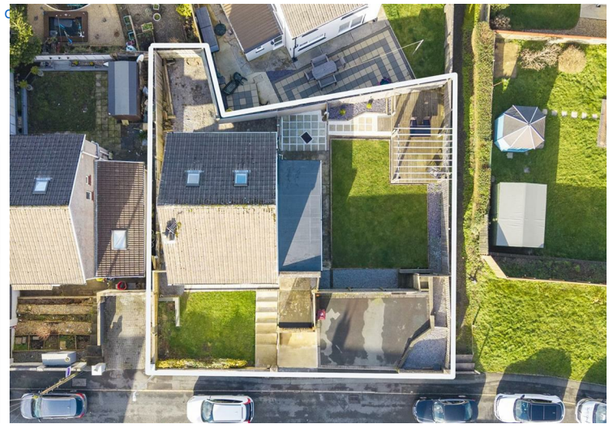
The layout of the property briefly comprises of an entrance porch leading through to a welcoming hallway, a living room, an open plan kitchen/diner, a downstairs WC and utility room on the ground floor. On the first floor is a landing which gives access to two double bedrooms and a single bedroom, and a beautiful family bathroom with walk in shower and feature freestanding bath. Stairs lead up again to the loft room, which offers fantastic recreational space for hobbies, storage or would suit as a home office!

The property is very well presented, boasting neutral tones and served with double glazing and gas central heating. An integral single garage provides further storage/work space.

Externally, there is a driveway to the front providing off road parking for two cars, with steps leading to the garden. There is a lawned garden to the front boasting immediate curb appeal, with a further lawned garden to the side, including a lovely seating area with a wooden pergola, with decorative slate and resin stone borders and footpaths. To the rear is a patio area, enclosed by fencing.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

The beautiful Pembrokeshire coast is only 6 miles to the southwest, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to



DIRECTIONS

From our office in Haverfordwest proceed up the High Street into Dew Street, continuing straight ahead up Milford Road to the Roundabout at the top of the hill. Go straight over and down the hill to the Merlins Bridge (MacDonalds) roundabout, straight over again towards Hook, Llangwm, Burton and under the railway bridge. Continue up Pembroke Road, pass the junction into St Issells ave and the chip shop, take the 2nd turning on the right and the property will be found on the right hand side, denoted by our For Sale Board. What3Words:///veto.scripted.intent

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.