

Denotes head height below 1.5m



Ground Floor

First Floor

Second Floor

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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Shapery 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band F

OAJ/ESL/11/22/takeonok

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

FACEBOOK & TWITTER

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<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.

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

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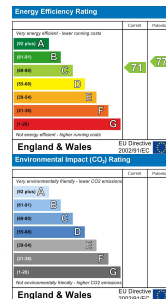


## 128 Haven Road, Haverfordwest, Pembrokeshire, SA61 1DP

- Detached House
- Open Plan Kitchen/Dining Area
- Off Road Parking
- Garden To Rear
- Beautifully Presented
- Four/Five Bedrooms
- Vaulted Windows With Fabulous Views
- Workshop And Summerhouse
- Office Space Or Potential For Annexe
- EPC Rating: C

**£550,000**

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**The Agent that goes the Extra Mile**





128 Haven Road is a beautifully presented family home located in the popular area of Haven Road, on the edge of Haverfordwest town. The property is currently configured as a Four Bedroom house with adjoining office space, but has the potential to have a self contained one Bedroom annexe which would offer excellent business potential as a holiday let, or would suit multi-generational living. The main Kitchen/Dining/Family area boasts a modern open plan design, with full-wall windows and doors opening onto a patio seating area overlooking the garden. The kitchen offers an integral fridge/freezer, a dishwasher, a waste disposal unit and a cooker with extractor hood over. The property benefits from two reception rooms, a downstairs WC, fantastic Utility space, and is served by UPVC double glazing and gas central heating.

Externally, there is a driveway to the front providing ample off road parking, and a pedestrian access to the rear garden. At the rear of the garden is a very well tended garden which is mostly laid to lawn with a feature fish pond and an array of mature shrubs. At the end of the garden is a summerhouse and a block built workshop with water and power for handy work/storage space.

Superb views can be enjoyed to the rear of the property, overlooking he Preseli Hills, which are visible from most rear facing aspects.

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, main line train station, leisure centre/swimming pool, cinema, restaurants, pubs etc.

The beautiful Pembrokeshire coast is only 6 miles to the south west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and bird life.



### DIRECTIONS

From our Haverfordwest office, continue up High Street and at the traffic lights turn right onto the Portfield Road, go over the mini roundabout and proceed onto the Haven Road, pass the Belle Bue Brasserie on your left, and the property will be found shortly after on the right-hand side. What3Words reference: people.lots.flags

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.