

Floorplan

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: We are advised Freehold.

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

TAX: Band C

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

OAJ/ESL/02/23/OK/ESL

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

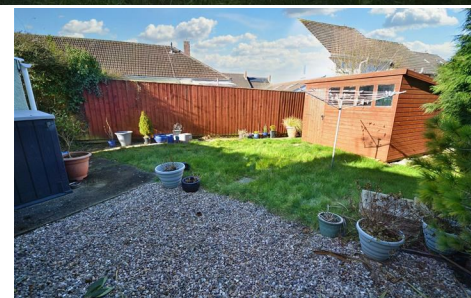
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

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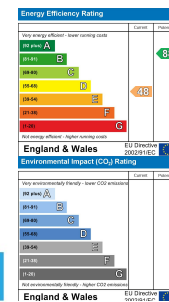


16 Baring Gould Way, Haverfordwest, Pembrokeshire, SA61 2RT

- Semi-Detached Bungalow
- Garden To Three Sides
- Excellent For FTB/Investment/Retirement
- Close To Amenities
- Double Glazing
- Two Bedrooms
- No Onward Chain
- Popular Residential Area
- Gas Central Heating
- EPC Rating: E

Offers In Excess Of £130,000

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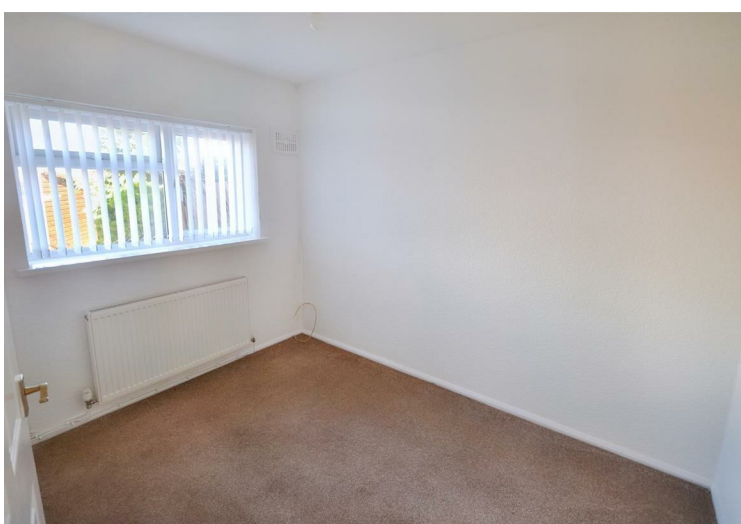


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The Agent that goes the Extra Mile





16 Baring Gould Way is a semi-detached bungalow with No Onward Chain, located in a popular residential area in the periphery of Haverfordwest, close to schools, amenities and public transport links.

The layout of the property briefly comprises of an Entrance Hall, Lounge/Diner, Kitchen, Utility Room, Two Bedrooms and Shower Room. The property benefits from UPVC double glazing and gas central heating.

Externally, there are lawned gardens to three sides of the property, with a garden shed for storage. The property enjoys a privacy hedge to the front.

This is an excellent First Time Buy or Investment property, or would suit as a home to enjoy retirement. Viewing is highly recommended!

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 south-west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers and bird life.



DIRECTIONS

From our Haverfordwest office follow the one-way system around the town, proceeding down Barn Street. Take the left-hand turn at the roundabout up City Road. Take the right hand turn at the fork onto St.Davids Road and then turn right into Highlands Avenue, then turn left onto Baring Gould Way. The property will be found on the right-hand side.

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