

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 D

AJL/ESL/10/22/DRAFT

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

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](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



## 13 Clover Park, Haverfordwest, Pembrokeshire, SA61 1UE

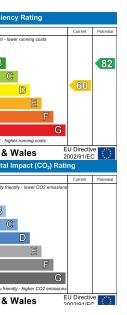
- Detached Bungalow
- Two Bedrooms
- Front And Rear Gardens
- Shower Room
- Integral Garage
- Driveway Parking
- Popular Residential Location
- Gas Central Heating
- Cul-De-Sac
- EPC Rating: D

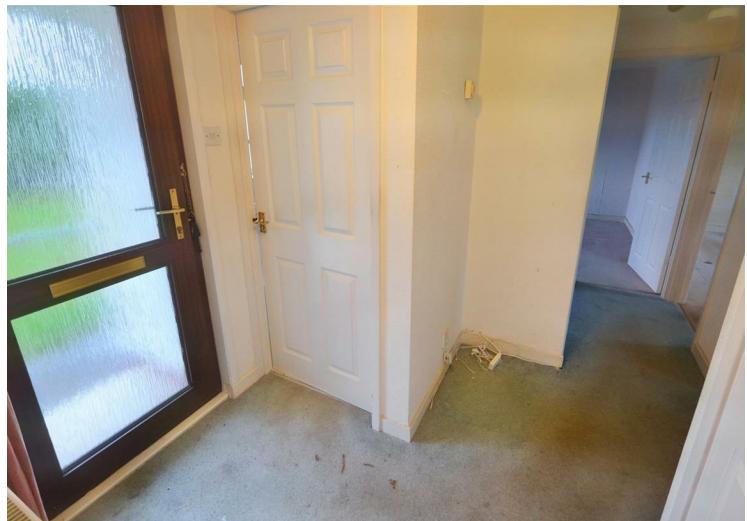
Offers In Excess Of £160,000

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**\*\* NO CHAIN \*\*** A detached bungalow offering excellent potential in the sought after residential area of Clover Park. The layout of the property briefly comprises of an Entrance Hall, Lounge/Diner, Kitchen, Shower Room, and Two Bedrooms. An integral garage is accessible from the kitchen, providing work/storage space. Externally there are lawn gardens to both the front and rear with pedestrian access to the sides, and a driveway to the front providing off road parking.

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. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) for our own TV Channel with Location Films of the area.



#### DIRECTIONS

DIRECTIONS: From our Haverfordwest office, continue on Victoria Place, turn left onto Quay street and follow the road up the hill, around the leisure centre and straight on. At the roundabout, take the second exit down Merlin's Hill, then at the second roundabout, take the first exit onto Freeman's Way. At the roundabout, take the last exit onto Cambrian Place and follow the road for approximately 0.5 miles. Take the left turn into Clover Park, following the road around to the right, where the property will be found on the right-hand side. What3Words reference: thumbnail.troll.amplifier

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