

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.

COUNCIL TAX: Band 'D'

HEATING: Gas

ref: JETH /LE/ MAY / 26/TAKEONOK

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

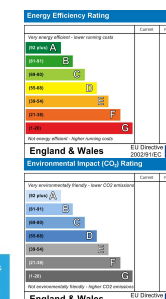


5 Grove Gardens, Shipmans Lane, Haverfordwest, Pembrokeshire, SA61 1NS

- Semi-Detached House
- Ideal Family Home
- Town Centre Location
- Three Bedrooms
- Two Reception Rooms
- Mature Lawned Garden With Summer House
- Brilliant First Time Buy
- Gas Central Heating
- EPC Rating: tbc

£225,000

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

The Agent that goes the Extra Mile





5 Grove Gardens is a semi-detached house located in the heart of Haverfordwest Town on Shipman's Lane. Conveniently located within walking distance of Haverfordwest's amenities, schools, and transport links, this property would make a brilliant investment opportunity, first time buy or an ideal family home. Viewing is highly recommended!



The ground floor briefly comprises an entrance porch and hallway, a welcoming living room featuring a bay window and fireplace, a second reception room currently utilised as a dining room, and a fitted kitchen with useful pantry cupboard. Patio doors provide access to the rear garden from both the kitchen and dining room, creating an ideal space for indoor-outdoor living and great for entertaining guests.

To the first floor, the property benefits from a family bathroom, two double bedrooms, and a third single bedroom. Bedroom one also benefits from a bay window and offers ample built in storage, while bedroom two retains a feature fireplace. The rear-facing bedrooms enjoy a pleasant outlook over the garden.

Externally, the property benefits from driveway parking for two vehicles to the front. To the rear is a mature lawned garden featuring a variety of plants, trees, and shrubs. Ideal for keen gardeners, the space also provides a wonderful area for children and pets to play. The garden further benefits from a summer house.



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, new leisure centre/swimming pool, cinema, restaurants, pubs etc. The beautiful Pembrokeshire coast is less than 6 miles to the south west, at the long sandy beach of Broad Haven, and the popular 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 birdlife.



DIRECTIONS
From our offices in Haverfordwest, proceed up the high street into Dew Street. At the traffic lights continue onto Milford Road. At the roundabout take the first exit onto Merlin's Hill and follow road. Take a left hand turn onto Shipman's Lane, where you will find the property on the right hand side. What/Three/Words://unable.expert.jungle

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