

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 Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: Gas

TAX: E

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

JETH/ESL/05/25/DRAFT

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.

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

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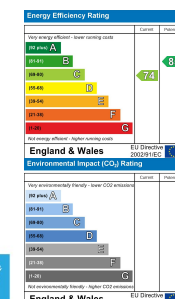


## 186 Haven Road, Haverfordwest, Pembrokeshire, SA61 1DG

- Semi-Detached House
- Well Presented
- Garden To Rear
- Countryside Views
- Gas Central Heating
- Three Bedrooms
- Sun Room To Rear
- Off Road Parking And Garage
- Edge Of Town
- EPC Rating: C

Offers Around £280,000

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*The Agent that goes the Extra Mile*







Situated on the outskirts of the historic town of Haverfordwest, this very well presented 3-bedroom semi-detached house would make the perfect family home or first time buy!

The layout of the property briefly comprises of an entrance porch and hallway, an open plan living and dining room, a beautiful sun room overlooking the garden and a modern fitted kitchen with integral appliances and utility area. On the first floor is an open landing leading to a family bathroom and three bedrooms, all of which are equipped with fitted wardrobes. The property is served by double glazing and gas central heating, and is in a good decorative order throughout.

Externally, a driveway to the front provides off road parking and access to the adjoining single garage. At the rear is a patio seating area, progressing on to a well tended lawned garden with mature bedding areas, a vegetable plot. Backing on to fields, there are fantastic countryside views, which can be enjoyed from all rear facing aspects of the house and garden.

With local amenities, schools, and transport links just a short drive away, this is a fantastic and convenient home. 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 less than 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 birdlife



**DIRECTIONS**  
From our office in Haverfordwest, continue up the High Street and follow the one way system round to the right. Continue straight ahead towards Broad Haven and continue along the Haven Road. Proceed past Haven Park Avenue, and the property will be found on the right-hand side.  
What3Words:///prefect.strange.witless

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