



**WEST
WALES
FINEST
PROPERTIES**



Energy Efficiency Rating		Location	Period
Very energy efficient: lower running costs 100-105 A 95-100 B 90-95 C 85-90 D 80-85 E 75-80 F 70-75 G 62 Not energy efficient: higher running costs		England & Wales	EU Directive 2002/91/EC
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Celebrating
30 Years
of Business



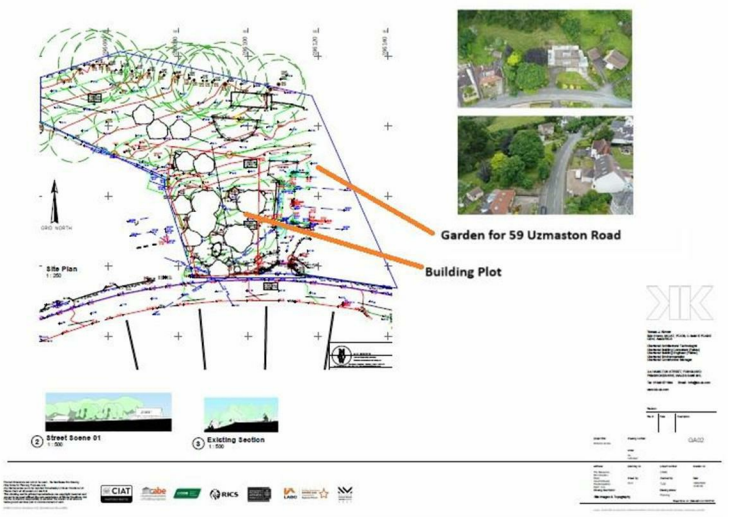
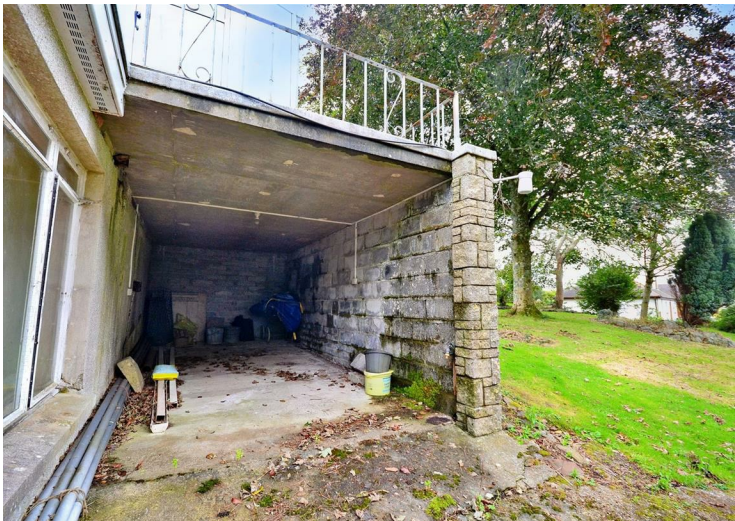
**** NO ONWARD CHAIN ** DEVELOPMENT POTENTIAL ****
A rare opportunity to purchase a four-bedroom detached dormer bungalow, set in good sized grounds, offering huge potential for the new owners to put their own stamp on the property to create their dream home and benefitting from a building plot approx size is 32.6m by 20.5m. Planning permission has been applied for application number 24/1114/PA for a detached dwelling. Services nearby, prospective purchasers to make their own enquires with regard to the location of services.

The property briefly comprises; an entrance hall, two reception rooms which can be opened into one room with access to the orangery, there is a dining room that is off the lounge with double doors allowing the lounge/dining room to be open plan, a kitchen, a shower room, w/c, and double bedroom/study. From this floor, you can also access the wrap-around roof terrace. Upstairs there are a further three bedrooms and a family bathroom.

The lower part of the house can be entered via the back of the property only at present, which has four rooms that offer a great area as an extension to the main house or a studio/workspace, subject to relevant permissions and regulations. There is also a double garage and utility room, that links to the main house.

Externally, the property is approached via a driveway and offers off-road parking for multiple vehicles and a double garage., with a front and rear garden laid to lawn, with a selection of mature plants and shrubs. The garden is a wonderful backdrop for the property but it also has so much potential.

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.



DIRECTIONS
DIRECTIONS: From the Salutation Square roundabout take the turning that lies between the A487 Carmarthen road and Freemans Way, into New Road. Follow the road up the hill, and the road becomes the Uzmaaston Road. The property will be found on the left hand side denoted by our For Sale Board What3Words care.redefined.hologram
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.