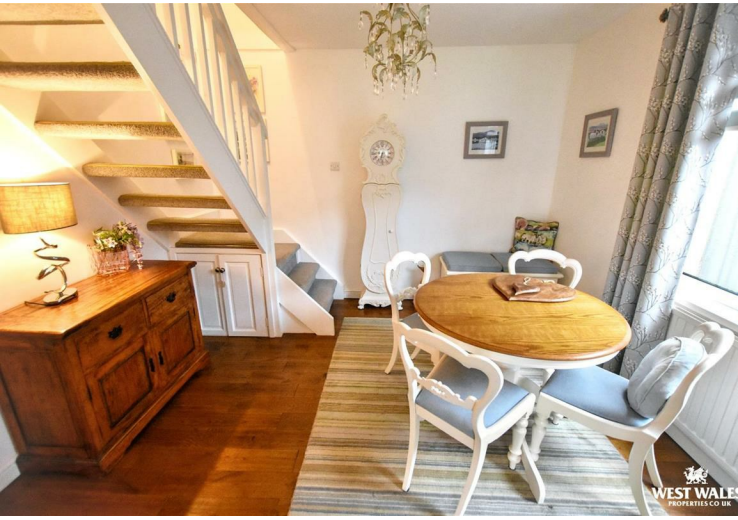




Energy Efficiency Rating		Current	Env
Very energy efficient: lower running costs			
A B C D E F G			
Most energy efficient: higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Env
Very environmentally friendly: lower CO ₂ emissions			
A B C			
Most environmentally friendly: higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





11 Laburnum Grove is a beautifully presented detached dormer bungalow located on the outskirts of Pembrokeshire's county town. This is a comfortable home which is equipped to serve as a family home or as a home to enjoy retirement.

The layout of the property briefly comprises of an entrance hallway, a living room, an open plan dining room opening into a fitted kitchen, two double bedrooms and a family bathroom on the ground floor. Stairs from the dining room leads up to the first floor where there is a loft room and a fantastic attic space which is easily accessible for storage. The property is in a fantastic decorative order, painted in neutral tones with double glazing and gas central heating.

Externally, a block paved frontage provides low maintenance curb appeal, with a driveway to the side allowing for off road parking for two-three cars. A converted garage offers two additional rooms and a shower room. Currently used as a hobby room, this space would make a fantastic home office, gym, or presents the potential for a self contained annexe (subject to any necessary planning permission).

The rear garden is beautifully maintained, laid to lawn with a decorative gravel pathway, a patio seating area and a garden shed.

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, main line 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 north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning



DIRECTIONS

From our office in Haverfordwest continue up the High Street and Dew Street, continuing straight on into Milford Road and to the Horsefair Roundabout. Take the 4th exit off into Scarrowscant Lane, and continue past the turning for Snowdrop lane, Take the left turn and continue along taking the next turn left into Laburnum Grove where the property will be indicated on your left hand side. What3Words: ///prep.goods.leaned

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