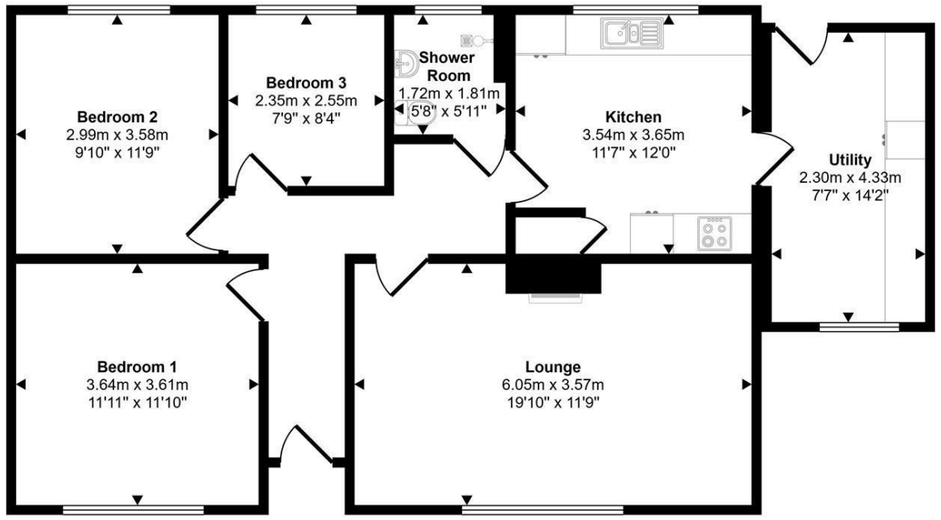
Approx Gross Internal Area
92 sq m / 985 sq ft




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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band D

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

JETH/ESL/08/25/OK

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*

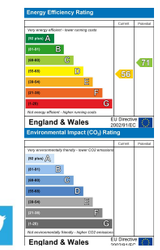
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626



01437 762626
www.westwalesproperties.co.uk

## 2 Trevaughan Close, Haverfordwest, Pembrokeshire, SA61 1SD

- Detached Bungalow
- Outskirts Of Town
- Garage And Driveway
- Gas Central Heating
- Accessible Shower Room
- Three Bedrooms
- Front And Rear Gardens
- No Onward Chain
- Open Plan Lounge/Diner
- EPC Rating: D




**£250,000**

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***The Agent that goes the Extra Mile***

A detached bungalow located on a residential cul-de-sac on the outskirts of Haverfordwest town, convenient to all amenities including schools, shops and public transport links. This property would suit as a family home, first time buy or retirement property.

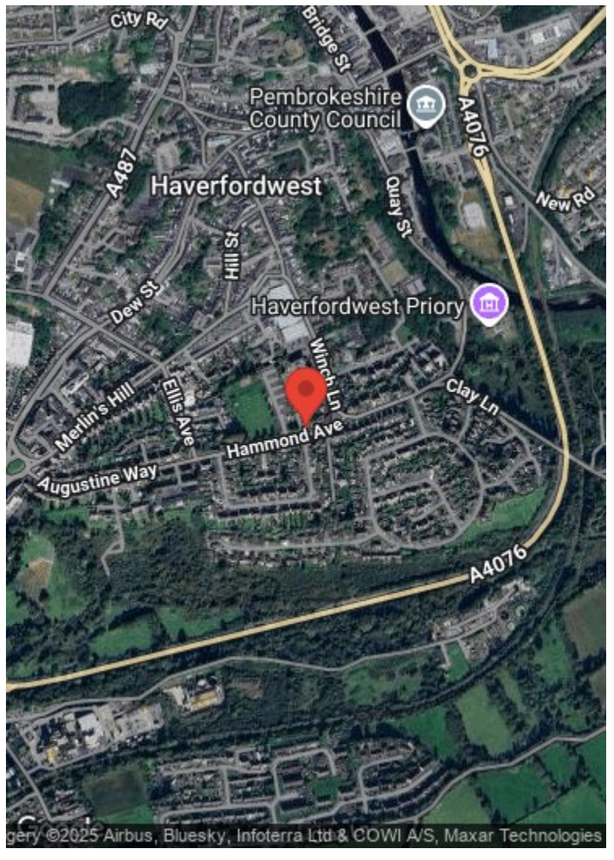
The layout of the property briefly comprises of an entrance hall, open plan living room/diner, kitchen, utility room, three bedrooms and shower room with an accessible shower unit. The property is served by double glazing and has central heating, and is in a good decorative order with neutral tones throughout.

Externally, there are well tended lawned gardens to the front and rear, with a patio seating area. To the rear is a paved driveway providing off road parking for one car, and access to a detached single garage which offers either further parking or handy work/storage space.

This property is on the market with the further benefit of having no onward chain. 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 coastline, wild flowers and birdlife



## DIRECTIONS

From our Haverfordwest office turn left into Quay Street and continue to the end of the road. Proceed up the hill into Winch Lane and as the road turns to the left, proceed straight on towards rifleman field. The property will be found on the right-hand side, at the turning into Trevaughan Close. What3Words:///sailor.proper.sheet

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