

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 E

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

JETH/ESL/01/26/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

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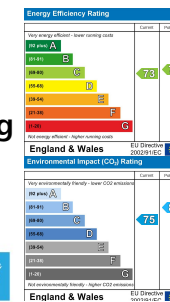


45 Heritage Gate, Haverfordwest, Pembrokeshire, SA61 2RF

- Detached Bungalow
- Very Well Presented
- Gas Central Heating
- Cloakroom And Utility Room
- Three Double Bedrooms
- Open Plan Lounge/Diner
- Integral Garage
- Driveway Parking And Additional Parking Space
- No Onward Chain
- EPC Rating: C

£320,000

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The Agent that goes the Extra Mile





An immaculately presented detached bungalow situated in the convenient and sought after location of Heritage Gate. This property is in excellent decorative order throughout, making it the perfect home to enjoy retirement or would serve as a family home!

The layout of the property briefly comprising of an entrance hall with cloakroom, double doors leading to an open plan lounge/diner with a coal effect gas fire and attractive bay window, a modern fitted kitchen/breakfast room, supported by an adjoining utility room. There are three double bedrooms, the master bedroom having a walk-in dressing room! A stylish bathroom comprises of a bath with a separate corner shower cubicle. This property benefits from gas central heating and uVPC double glazing and enjoys neutral colour schemes throughout.

Externally the property is approached by a brick driveway giving ample off road parking and access to the integral garage, which has an automatic door. There is an additional parking space at the entrance to the driveway. The garden is laid mainly to lawn with a variety of both foliage and flowering shrubs along the borders. There is also a wooden summerhouse with deck and electricity supply providing the perfect spot to sit out in the summer!

With the further appeal of no onward chain, this property must be viewed to fully appreciate!

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.



DIRECTIONS

From our office in Haverfordwest take the dual carriageway to the Morrisons roundabout and take the 3rd exit up Prendergast, and turning right towards Cardigan. Heritage Gate will be found on the right-hand side just before the next roundabout. Turn into Heritage Gate and follow the road around to the end, the property will be found on your left hand side denoted by our For Sale board. What3Words: [///visits.vaulting.windmill](http://visits.vaulting.windmill)

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