

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, Privately owned Solar Panels
HEATING: Oil
TAX: G

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

IRK/ESL/05/25/DRAFT
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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

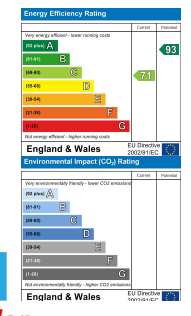


The Briary Portfield Gate, Haverfordwest, Pembrokeshire, SA62 3LL

- Detached Family Home
- Two Reception Rooms Plus Study
- Master Bedroom With En-Suite
- Privately Owned Solar Panels
- Oil Fired Central Heating
- Four Double Bedrooms
- Integral Garage
- Lawned Garden To Rear
- Driveway To The Front
- EPC Rating: C

£475,000

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Welcome to The Briary, a very well presented detached house located in Portfield Gate, close to Haverfordwest and all amenities available in town.

The layout of the property briefly comprises of an entrance porch and hallway with cloakroom, living room with feature fireplace, dining room, study, kitchen, utility room and sun room on the ground floor. On the first floor is a landing area with airing cupboard, and four double bedrooms (the master with an en-suite shower room) and a family bathroom with separate shower unit. The property is served by double glazing, oil fired central heating and privately owned solar panels

Externally, there is a driveway to the front providing ample off road parking and access to the integral garage. To the rear is a very well tended garden which is laid to lawn, with a patio seating area and a triple shed offering handy work/storage space. The garden backs on to a neighbouring paddock, giving a pretty outlook to the rear.

This is a lovely family home offering comfortable and convenient accommodation. Viewing is highly recommended!

The property is situated in the pleasant hamlet of Portfield Gate, 2.5 miles from the centre of Haverfordwest, and approximately 1 mile from the edge of the town. Haverfordwest has a wide range of amenities including main line train station, county hospital, retail parks, supermarkets, shops, restaurants and pubs, cinema, leisure centre and swimming pool, 18 hole golf course, primary and secondary schools, further education college etc. The beautiful sandy beach at Broad Haven and stunning coastline of the Pembrokeshire Coast National Park is 4 miles to the west, and marinas at nearby Milford Haven and Neyland cater for boating enthusiasts.



DIRECTIONS

From our office in Haverfordwest, proceed up the High Street, and follow the one way system towards Broad Haven, passing Tesco's. Fork right onto the Haven Road and continue for 1.5 miles to Portfield Gate, where the property will be found on the left hand side, denoted by our For Sale Board. What3Words:///enjoys.informed.awoken

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