

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: We are advised Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band D

AJL/ESL/10/22/OK/ESL

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

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

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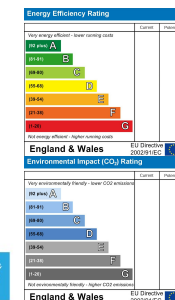


## 2 Castle View, Haverfordwest, Pembrokeshire, SA61 2JA

- Detached Bungalow
- Two/Three Bedrooms
- Garden With Views Of Castle
- Edge Of Town
- Covered External Area With Workshop
- Driveway And Garage
- Very Well Presented
- Conservatory
- Original Features
- EPC Rating: D

Offers In The Region Of £265,000

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*The Agent that goes the Extra Mile*







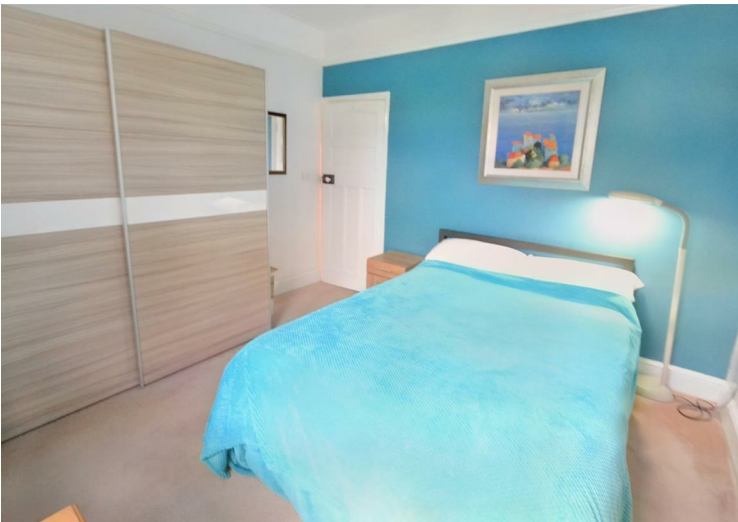
2 Castle View is a well presented detached bungalow located on the edge of the county town of Haverfordwest. Built circa 1930, the property retains original features and oozes character and charm. The layout of the property briefly comprises of a Living Room, Kitchen, Dining Room, Sun Room, Two Bedrooms, Shower Room and a Storage Room with WC which was previously a third bedroom and offers the potential to be converted back if desired. The property benefits from UPVC double glazing and gas central heating.

Externally, the property offers a lawn garden to the front enjoying views of the nearby castle, with a gated driveway proving off road parking and access to the adjoining single garage. To the rear is a covered external area which is accessible from the kitchen, leading through to a workshop and side kitchen garden which is laid to Astro Turf for easy maintenance.

This is a unique family home, 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, 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 bird life.



### DIRECTIONS

From our office in Haverfordwest proceed up High Street into Dew Street and follow the one way system to the right into Albert Street and Barn Street, straight over the mini roundabout and take the 2nd exit off the Churnworks roundabout into Northgate, and turn 1st left into Slade Lane. Proceed up the hill until you see the turning for Castle View on your right. Turn here and the property will be found on the left-hand side after the bend.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.