

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.

COUNCIL TAX: Band E

AMA/ADD/10/23/Takeonok/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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

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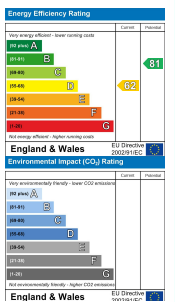


59 Uzmaston Road, Haverfordwest, Pembrokeshire, SA61 1UA

- Chain Free
- Four Bedrooms
- Building Plot for Detached Dwelling
- Off Road Parking
- Gas Central Heating
- Detached Dormer Bungalow
- Outskirts Of Town
- Double Garage
- Countryside Views
- EPC D

Price Guide £470,000

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The Agent that goes the Extra Mile





**** NO ONWARD CHAIN ** DEVELOPMENT POTENTIAL ****

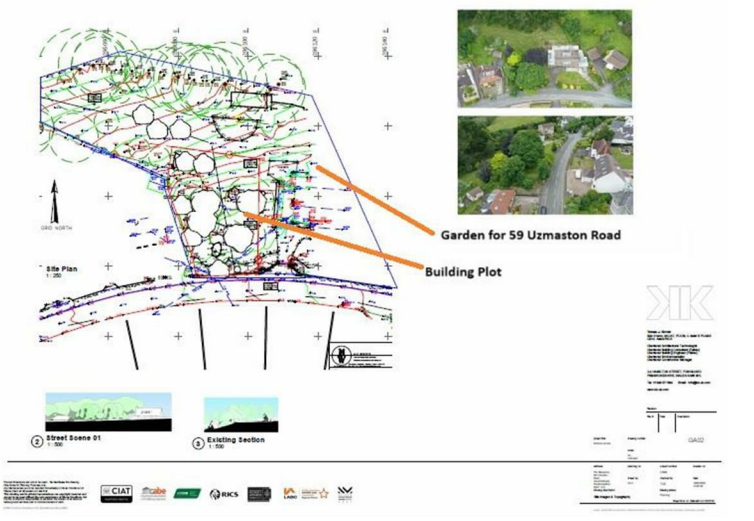
A rare opportunity to purchase a four-bedroom detached dormer bungalow, set in good sized grounds, offering huge potential for the new owners to put their own stamp on the property to create their dream home and benefitting from a building plot approx size is 32.6m by 20.5m. Planning permission has been applied for application number 24/1114/PA for a detached dwelling. Services nearby, prospective purchasers to make their own enquires with regard to the location of services.

The property briefly comprises; an entrance hall, two reception rooms which can be opened into one room with access to the orangery, there is a dining room that is off the lounge with double doors allowing the lounge/dining room to be open plan, a kitchen, a shower room, w/c, and double bedroom/study. From this floor, you can also access the wrap-around roof terrace. Upstairs there are a further three bedrooms and a family bathroom.

The lower part of the house can be entered via the back of the property only at present, which has four rooms that offer a great area as an extension to the main house or a studio/workspace, subject to relevant permissions and regulations. There is also a double garage and utility room, that links to the main house.

Externally, the property is approached via a driveway and offers off-road parking for multiple vehicles and a double garage., with a front and rear garden laid to lawn, with a selection of mature plants and shrubs. The garden is a wonderful backdrop for the property but it also has so much potential.

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, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.



DIRECTIONS

DIRECTIONS: From the Salutation Square roundabout take the turning that lies between the A487 Carmarthen road and Freemans Way, into New Road. Follow the road up the hill, and the road becomes the Uzmaaston Road. The property will be found on the left hand side denoted by our For Sale Board What3Words care.redefined.hologram

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