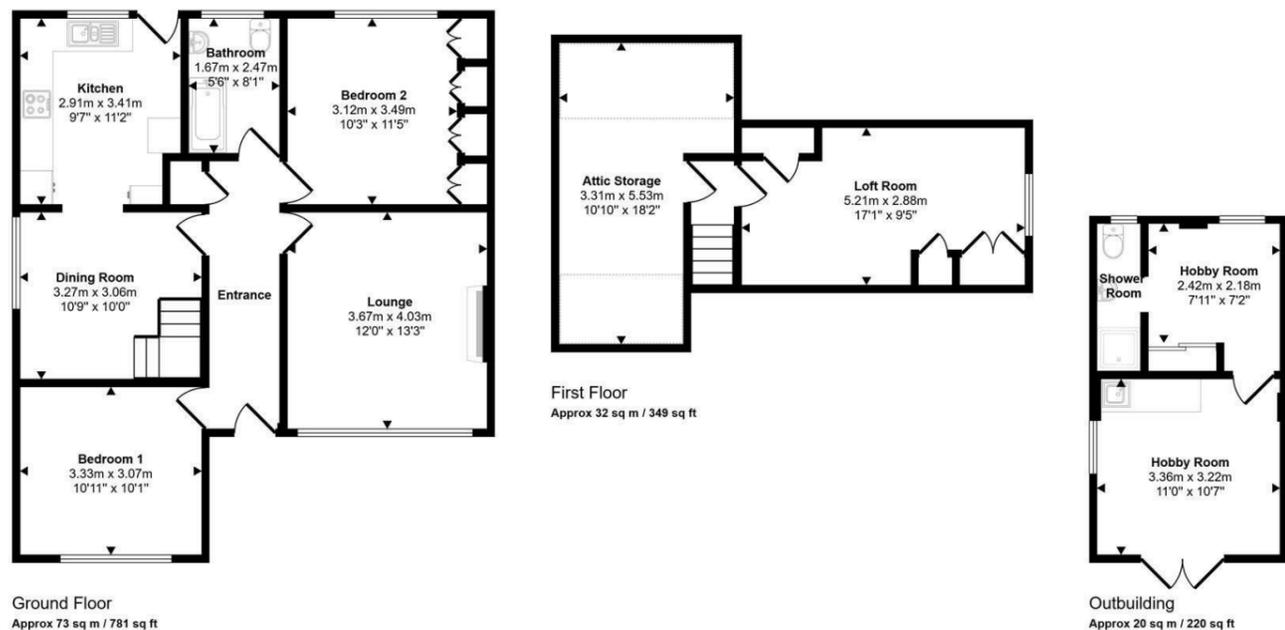


Approx Gross Internal Area
125 sq m / 1350 sq ft



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 Gas, Mains Drainage

HEATING: Gas

TAX: Band D

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

JETH/ESL/03/26/DRAFT

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

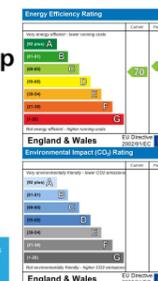
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626



11 Laburnum Grove, Haverfordwest, Pembrokeshire, SA61 1EU

- Detached Dormer Bungalow
- Two Reception Rooms
- Downstairs Bedrooms And Bathroom
- Gas Central Heating
- Beautifully Maintained Garden To Rear
- Tow Double Bedrooms Plus Loft Room
- Very Well Presented
- Garage Converted Into Hobby Room/Workshop
- Driveway Parking
- EPC Rating: C



Offers Around £290,000

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



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The Agent that goes the Extra Mile





11 Laburnum Grove is a beautifully presented detached dormer bungalow located on the outskirts of Pembrokeshire's county town. This is a comfortable home which is equipped to serve as a family home or as a home to enjoy retirement.

The layout of the property briefly comprises of an entrance hallway, a living room, an open plan dining room opening into a fitted kitchen, two double bedrooms and a family bathroom on the ground floor. Stairs from the dining room leads up to the first floor where there is a loft room and a fantastic attic space which is easily accessible for storage. The property is in a fantastic decorative order, painted in neutral tones with double glazing and gas central heating.

Externally, a block paved frontage provides low maintenance curb appeal, with a driveway to the side allowing for off road parking for two-three cars. A converted garage offers two additional rooms and a shower room. Currently used as a hobby room, this space would make a fantastic home office, gym, or presents the potential for a self contained annexe (subject to any necessary planning permission).

The rear garden is beautifully maintained, laid to lawn with a decorative gravel pathway, a patio seating area and a garden shed.

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



DIRECTIONS

From our office in Haverfordwest continue up the High Street and Dew Street, continuing straight on into Milford Road and to the Horsefair Roundabout. Take the 4th exit off into Scarrowscant Lane, and continue past the turning for Snowdrop lane, Take the left turn and continue along taking the next turn left into Laburnum Grove where the property will be indicated on your left hand side. What3Words: ///prep.goods.leaned

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