

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 Private Drainage, Mains Electric, Mains Water

HEATING: Oil

TAX: F

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

NME/ESL/10/24/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<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](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



## Foxlea Creamston Road, Uzmaston, Haverfordwest, Pembrokeshire, SA61

### 1111 Detached bungalow

#### • Lounge/Dining room

#### • Countryside Views To Rear

#### • Detached Garage

#### • Oil Fired Central Heating And Double Glazing

**£320,000**

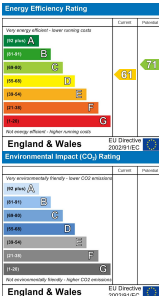
#### • 2 Double Bedrooms

#### • Kitchen/Breakfast room

#### • Ample Off Road Parking

#### • Edge Of Town

#### • EPC Rating: D



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**The Agent that goes the Extra Mile**







Welcome to Foxlea, a detached bungalow enjoying wonderful countryside views in the popular area of Uzmaston. The property is conveniently located for Haverfordwest, yet enjoys the perks of being out of town on a single track road.

The layout of the property briefly comprises of an entrance porch and hallway with ample storage, an open plan lounge/diner leading through to a kitchen and rear porch/utility area. There are two double bedrooms, one has access via a pull down ladder to a boarded loft room offering a recreational/storage space or the potential for a conversion (subject to any necessary planning permission) There is an accessible shower room and a separate WC with airing cupboard. The property is served by oil fired central heating and double glazing.

Externally, the property sits within its own grounds with un-interrupted countryside views to the rear, reaching as far as Wolves Rock. There is a driveway providing ample off road parking, progressing on to a further lawned area. A detached garage with adjoining storage/potting area provides handy work/storage space or dry parking.

With the added appeal of no onward chain, 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 coastline, wild flowers and birdlife.



### DIRECTIONS

From the Haverfordwest Office proceed around the town until you come to Cartlett roundabout, and then take the 2nd exit onto Uzmaston Road. Proceed up the hill, then turn left onto Creamston Road. The property will be found on the left-hand side. What3Words: thinnest.hourglass.waitress

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