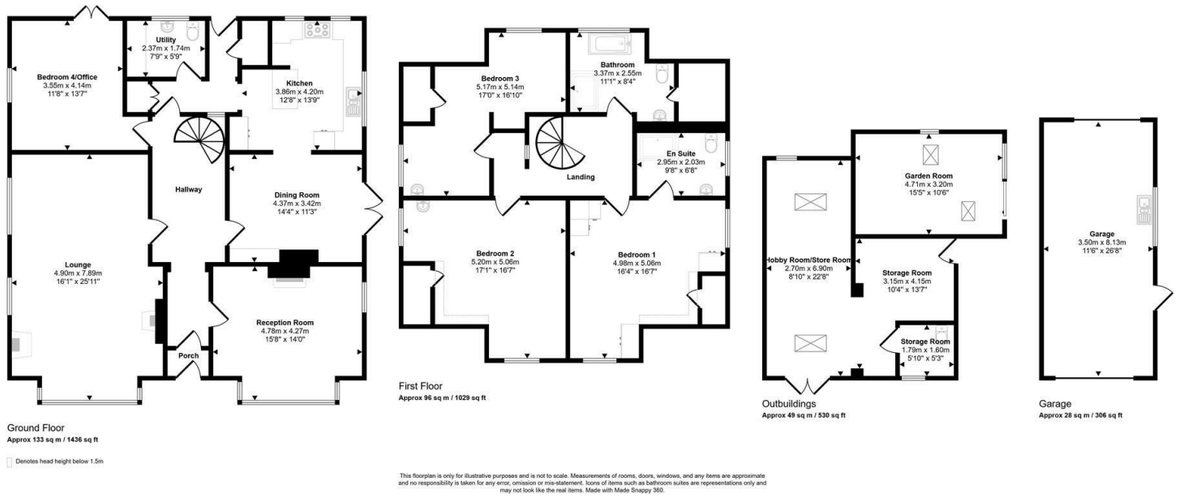


VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage
HEATING: Gas
TAX: Band F

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

SSG/ESL/09/25/OK EJL

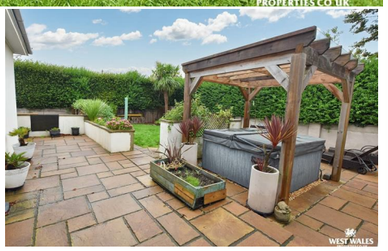
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

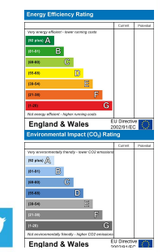
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



72 Haven Road, Haverfordwest, Pembrokeshire, SA61 1DX

- Detached Dorner Bungalow
- Gated Driveway
- Potential For Annexe
- Four Double Bedrooms
- Front And Rear Gardens
- Edge Of Town Location
- Double Through Garage, Outbuilding And Garden Room
- Planning Permission 11/1033/PA.
- Three Reception Rooms
- EPC Rating: TBC



£500,000

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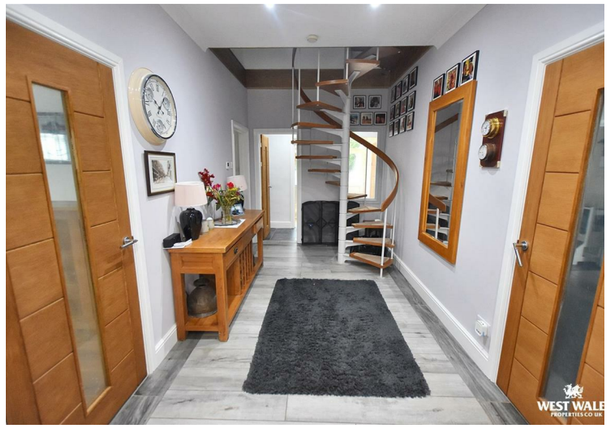
The Agent that goes the Extra Mile



72 Haven Road is a very well presented detached dormer bungalow located on the periphery of Haverfordwest town. This comfortable family home offers four double bedrooms (the master with an en-suite shower room), three reception rooms, a hallway centered around a feature spiral staircase, kitchen/breakfast room, utility room with WC and a family bathroom withy a freestanding bath and walk in shower. The property is served by double glazing and gas central heating, supported by a wood burning stove in the main living room. The property boasts a neutral decoration with solid oak flooring and doors.

Externally, a gated block paved driveway gives security and ample off road parking. A through garage offers dry parking or handy work/storage space. An additional detached building to the rear of the property boasts three rooms, currently utilised as a home gym and garden room, but has planning permission approved for the conversion into a self contained annexe, making it suitable for multi generational living. Planning reference: 11/1033/PA.

With local amenities, schools, and transport links nearby, this is a versatile and convenient 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, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc. The beautiful Pembrokeshire coast is less than 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 our office in Haverfordwest, continue up the High Street and follow the one way system round to the right. Continue straight ahead towards Broad Haven and continue along the Haven Road, passing the Bella Roma on your left. The property will be found shortly after on your right hand side. What3Words:///eager.clips.dose

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