

Ground Floor



Floorplans are not to scale and should not be relied upon for measurements. Plans produced using PlanUp.

View: By appointment with the Agents.

Services: We have not checked or tested any of the Services or Appliances.

Tenure: We are advised Freehold.

Tax: Band D

RS/ARL/06/2018/OKAY

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

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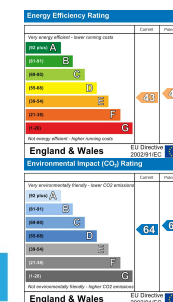


### 3 Meadow Park, Treffgarne, Haverfordwest, SA62 5PQ

- Detached Bungalow
- Popular Location
- LPG Gas & Double Glazing
- Beautiful Garden
- South-facing Garden
- Two/Three Bedrooms
- Master En-Suite
- Garage & Carport
- Conservatory
- Epc Rating E

O.I.R.O £195,000

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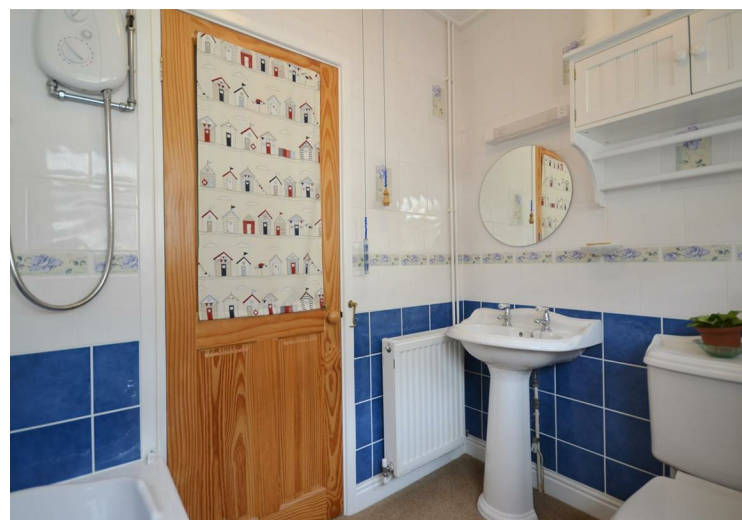
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**The Agent that goes the Extra Mile**



An attractive two, potentially three bed detached bungalow situated in the village of Treffgarne just a short drive from the county town of Haverfordwest. The layout of this well presented property has been designed to ensure the reception rooms look over and benefit from the landscaped gardens. The accommodation briefly comprises; Entrance Hall and Reception Room, Kitchen fitted with wall and base units, Lounge, Conservatory, Bathroom and Two Bedrooms - one of which is En-suite. In addition, the attic has been floored and plaster-boarded with a Velux window installed, all ready for conversion. Externally, the driveway up to the carport leads to the detached Garage with workshop to the rear. The beautiful garden has been carefully tended to include an array of mature shrubs and flowers set amongst borders with various decked/paved seating areas to take advantage of its south facing aspect. Viewing is highly recommended to appreciate all this property has to offer.

The small village of Treffgarne lies to the south of the Preseli Hills. The village name is derived from 'tref' meaning town and 'garne' meaning rock, or the 'town of the rock'. It situated 5 miles north of the county town of Haverfordwest, in the parish of Wolfscastle with its thriving community. Wolfscastle lies on the A40 mid-way between the County Town of Haverfordwest and the Harbour town of Fishguard, and boasts an AA awarded hotel with restaurant, a public house and primary school. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) for our own TV Channel with Location Films of the area.



**Reception Room**

9'9 x 13' approx (2.97m x 3.96m approx)

**Bedroom Two**

7'5 x 8'10 max (2.26m x 2.69m max)

**Kitchen**

13'6" x 5'5" (4.11m x 1.65m)

**Conservatory**

11'3 x 12'2 (3.43m x 3.71m)

**Lounge**

9'10 x 10'11 (3.00m x 3.33m)

**Garage/Workshop**

8'2 x 21'9 (2.49m x 6.63m)

**Bathroom**

5'5 x 7'3 (1.65m x 2.21m)

**Bedroom One**

11'7 x 13'1 (3.53m x 3.99m)

**En-Suite Shower Room**

5'8 x 7'6 (1.73m x 2.29m)



**DIRECTIONS**

Leaving the Haverfordwest office head towards Treffgarne on the A40. Take the left hand turn for Treffgarne, going up the hill. Take the left hand turn into Meadow Park and the property is on the left hand side half way up the hill.

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