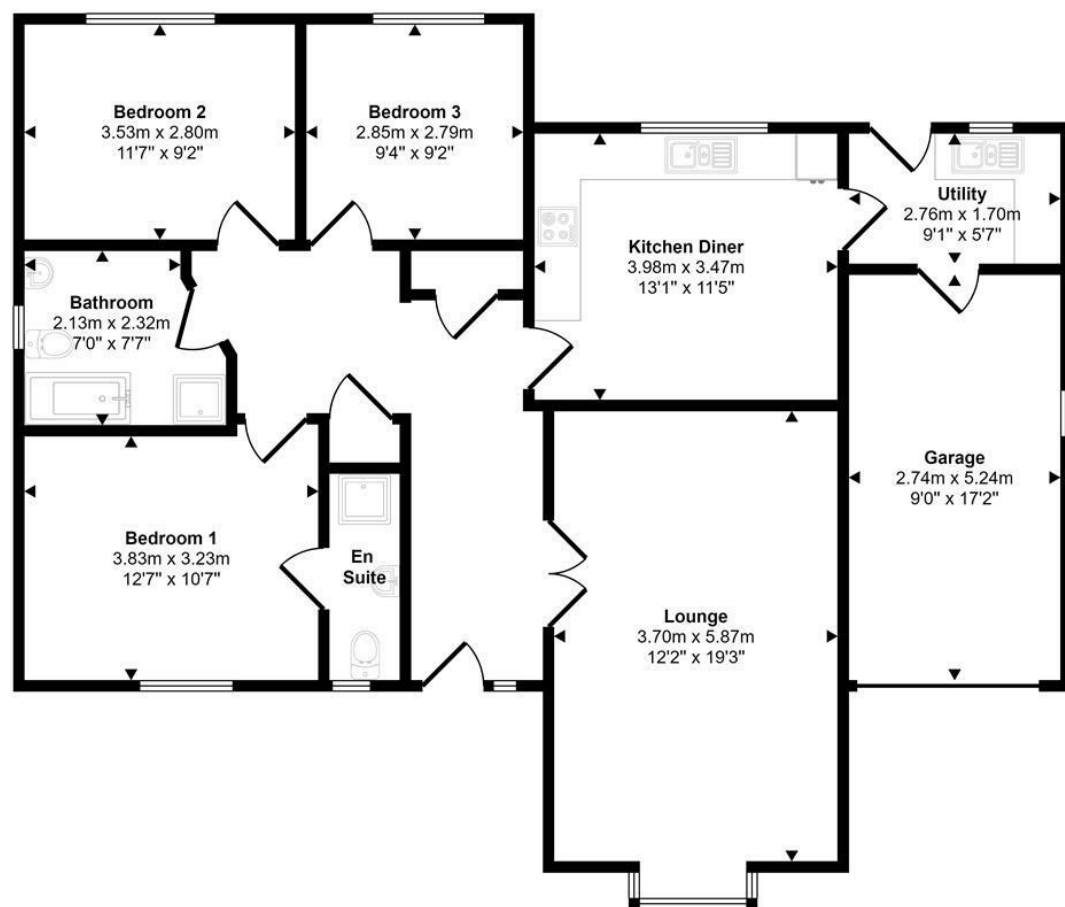


Approx Gross Internal Area  
116 sq m / 1250 sq ft



Floorplan

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: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band E

SSG/CPS/OK/01/2023/SSG

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

TELEPHONE: 01437 762626

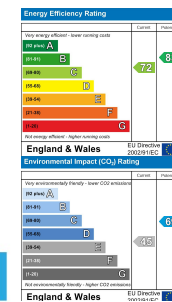


## 39 Heritage Gate, Haverfordwest, Pembrokeshire, SA61 2RF

- Detached Bungalow
- Three Double Bedrooms
- Garden to Front and Rear
- Off Road Parking
- Edge Of Town
- Well Presented
- En Suite and Family Bathroom
- Integral Garage
- Sought After Location
- EPC Rating: C

Asking Price £340,000

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*The Agent that goes the Extra Mile*







An immaculately presented detached bungalow built in 2005 situated a convenient and sought after location on the periphery of Haverfordwest.

The attractive property briefly comprises: hallway, open plan lounge/dining room with feature fireplace and bay window, kitchen/breakfast room with integrated fridge, freezer, dishwasher, oven, hob extractor fan, utility room, family bathroom with bath and shower cubicle separate, three double bedrooms, the master benefits from en-suite shower room. The property further benefits from double glazing and gas central heating.

Externally the property a well maintained gardens that surrounds the property, integral garage and off-road parking for two vehicles.

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.

#### HALLWAY

#### LOUNGE

12'7 x 21'4 (3.84m x 6.50m)

#### KITCHEN

13'6 x 11'8 (4.11m x 3.56m)

#### UTILITY ROOM

9'6 x 5'9 (2.90m x 1.75m)

#### GARAGE

17'6 x 8'10 (5.33m x 2.69m)

#### MASTER BEDROOM

10'8 x 12'10 (3.25m x 3.91m)

#### EN-SUITE

3'7 x 7'10 (1.09m x 2.39m)

#### BATHROOM

9'1 x 7'10 (2.77m x 2.39m)

#### BEDROOM

9'6 x 11'9 (2.90m x 3.58m)

#### BEDROOM

9'6 x 9'11 (2.90m x 3.02m)



#### DIRECTIONS

From our office in Haverfordwest take the dual carriageway to the Safeway roundabout and take the 3rd exit up Prendergast, and turning right towards Cardigan. Heritage Gate will be found on the right hand side just before the next roundabout. Turn into Heritage Gate and follow the road around to the end, the property will be found on your left hand side denoted by our For Sale board.

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