

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:** 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, Gas  
**HEATING:** Gas  
**TAX:** Band E

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

IRK/ESL/06/26/DRAFT  
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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**

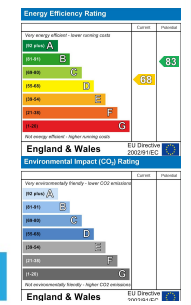


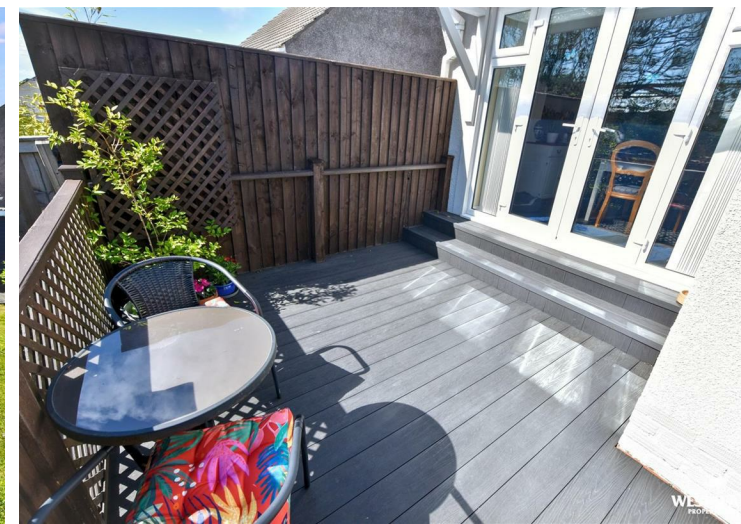
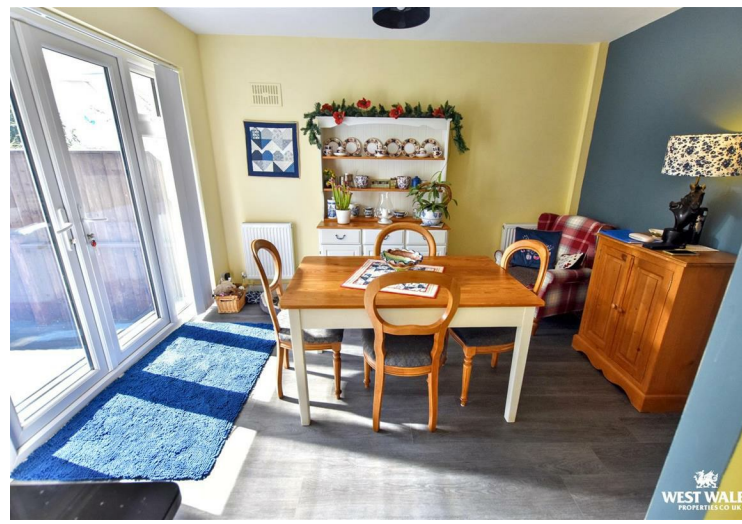
**18 Addison Road, Haverfordwest, Pembrokeshire, SA61 1UB**

- Detached Bungalow
- Three Double Bedrooms
- Front And Rear Gardens
- Close To Amenities
- Open Plan Kitchen/Diner
- Immaculately Presented
- Off Road Parking And Garage
- Gas Central Heating
- Shower Room
- EPC Rating: D

**£300,000**

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





Lovingly maintained and significantly upgraded by the current owners since 2022, this beautifully presented detached bungalow offers modern, low-maintenance living with a range of thoughtful improvements designed to enhance comfort, efficiency, and everyday practicality.

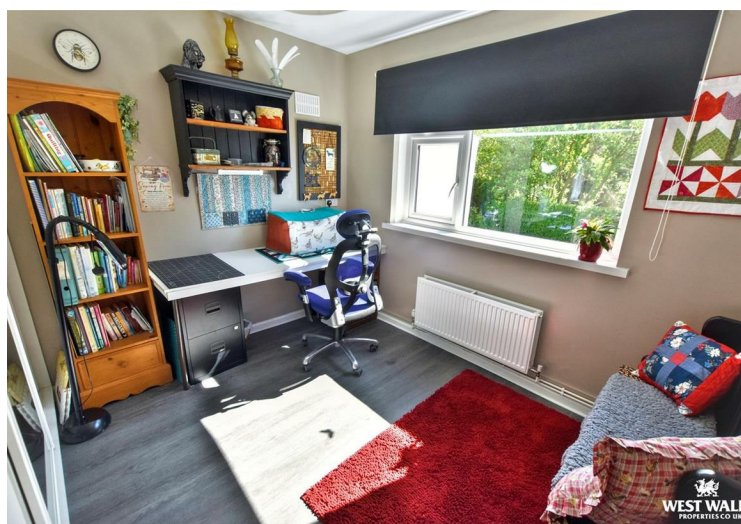
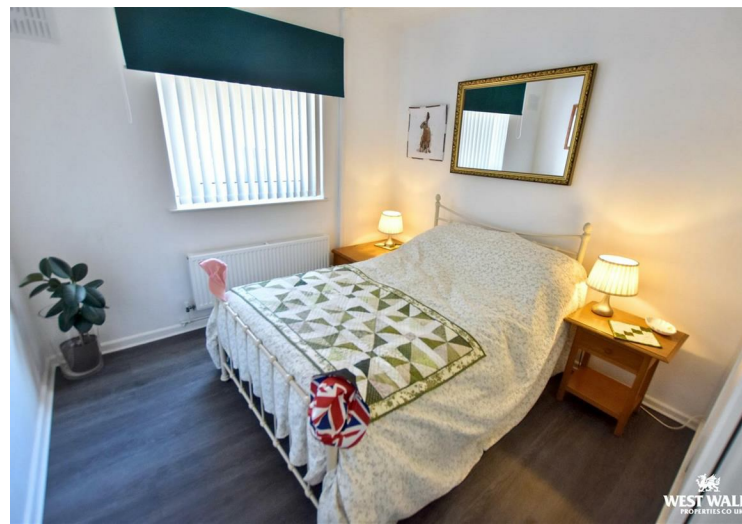
The property welcomes you through a composite front door into an entrance hall, complete with loft access via a pull-down ladder, providing useful additional storage. The living room features an attractive woodburner-effect gas fire, creating a warm and inviting focal point, while the open-plan kitchen/dining room presenting Quartz worktops, space for washing machine, fridge/freezer and slimline dishwasher, and kickspace fan heaters connected to the central heating system. UPVC French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living spaces.

There are three double bedrooms, all benefiting from fitted wardrobes, alongside a modern shower room fitted with a heated mirror and towel rail. Further features include updated flooring throughout, an integral Nuair air filtration system, gas-fired central heating, New UPVC double glazing, and fibre optic broadband connectivity.

Externally, the property continues to impress with a superbly designed rear garden. An elevated composite decked seating area provides the perfect space for entertaining and enjoying the outlook, with steps leading down to a patio area finished with silicone grouting for ease of maintenance. The lawned garden is complemented by outside lighting, power sockets, and water taps, offering excellent practicality for outdoor living.

A garage with power supply provides additional storage or workshop potential, while the driveway offers off-road parking for two vehicles.

Combining modern upgrades, quality finishes, and excellent outdoor space, 18 Addison Road is a turnkey home ready for immediate occupation, offering comfortable and efficient living in a highly desirable package.



**DIRECTIONS**  
 From Haverfordwest at salutation square take the New Road exit, continue up the hill for about 1/4 mile then take the right hand turn into Dunsany Park, Take the first right into Addison Road at the property will be found straight ahead, at the end of the road. What3 Words: ///repa.bolt.buyers

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