

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 Drainage, Mains Electric, Mains Water, Gas, privately owned solar panels

**HEATING:** Gas TAX: Band E

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

SSG/ESL/01/25/OK

## **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

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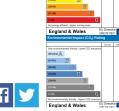




## 20 Greenfield Close, Haverfordwest, Pembrokeshire, SA61 2QJ

- Detached Bungalow
- Driveway Parking
- Very Well Maintained
- Well Tended Rear Garden
- Convenient Location

- Three Bedrooms
- Lounge/Diner
- Sunroom
- · Ideal Family Home
- EPC Rating: D



## Offers In Excess Of £325,000

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The Agent that goes the Extra Mile



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This very well-maintained detached bungalow is situated in a cul-de-sac off Cardigan Road; conveniently located within easy reach of the County Town of Haverfordwest and walking distance from local shops, schools and the hospital.

The property offers driveway parking for 2-3 vehicles. The layout briefly comprises an entrance hall, French doors leading to a lounge/diner with a feature fireplace, a kitchen/breakfast room with fitted wall and base units, two bedrooms, an airing cupboard, and a second reception room, used as a study, leading to a third bedroom and conservatory at the rear of the property. The property is served by gas central heating and double glazing, with privately owned solar panels giving reduced energy costs.

Externally, the property has lawned gardens to the front. To the rear is an established, mature garden with a patio seating area, lawns, a summerhouse and a storage area. A gateway gives pedestrian access onto Shoals Hook Lane to the rear.

With the added appeal of no onward chain, this property is the perfect 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 only 6 miles to the southwest, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers and birdlife







## **DIRECTIONS**

From the Haverfordwest office proceed around the town to Morrisons roundabout and take the 3rd exit onto the B4329 Cardigan road. Proceed through Prendergast, over the junction and then turn right onto Greenfield Close. Turn left and the property will be found on the right hand side. What3Words: chefs.larger.eventful

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