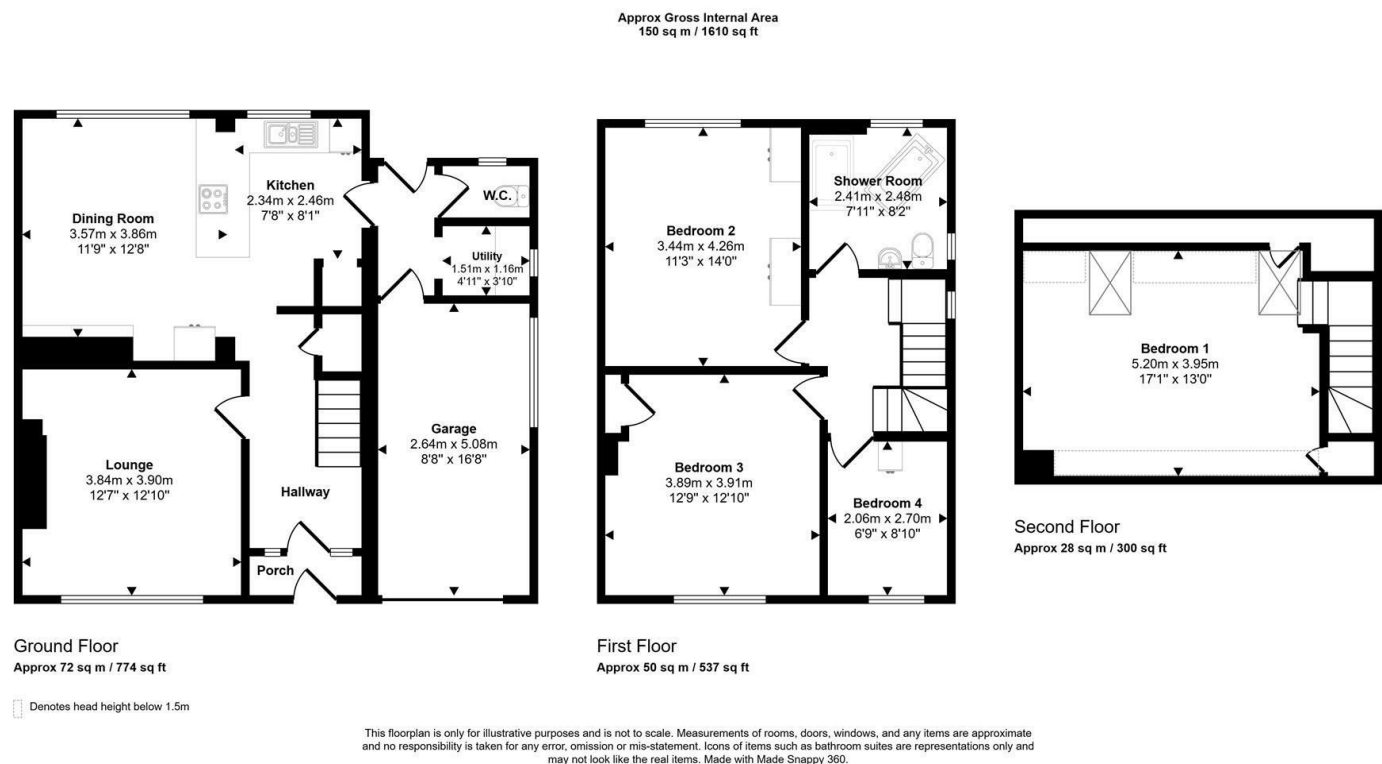


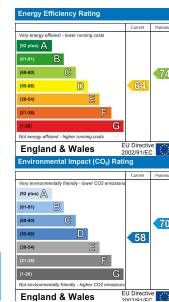


## 40 Woodlands Park, Haverfordwest, Pembrokeshire, SA61 1LR

- Detached House
- Three Bedrooms & Loft Room
- Driveway Parking
- Integral Garage And Downstairs WC
- Convenient To Amenities
- Open Plan Kitchen/Diner
- Well Presented
- Garden To Side And Rear
- Gas CH & DG
- EPC Rating: D

**Offers Around £280,000**

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



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**The Agent that goes the Extra Mile**





40 Woodlands Park is a well appointed detached house located in the highly desirable residential area of Merlins Bridge, in the periphery of Haverfordwest. The property has been significantly updated by the current vendors, making it a comfortable and well equipped family home.

The layout of the property briefly comprises of an entrance porch leading through to a welcoming hallway, a living room, an open plan kitchen/diner, a downstairs WC and utility room on the ground floor. On the first floor is a landing which gives access to two double bedrooms and a single bedroom, and a beautiful family bathroom with walk in shower and feature freestanding bath. Stairs lead up again to the loft room, which offers fantastic recreational space for hobbies, storage or would suit as a home office!

The property is very well presented, boasting neutral tones and served with double glazing and gas central heating. An integral single garage provides further storage/work space.

Externally, there is a driveway to the front providing off road parking for two cars, with steps leading to the garden. There is a lawned garden to the front boasting immediate curb appeal, with a further lawned garden to the side, including a lovely seating area with a wooden pergola, with decorative slate and resin stone borders and footpaths. To the rear is a patio area, enclosed by fencing.

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 our office in Haverfordwest proceed up the High Street into Dew Street, continuing straight ahead up Milford Road to the Roundabout at the top of the hill. Go straight over and down the hill to the Merlins Bridge (MacDonalds) roundabout, straight over again towards Hook, Llangwm, Burton and under the railway bridge. Continue up Pembroke Road, pass the junction into St Issells ave and the chip shop, take the 2nd turning on the right and the property will be found on the right hand side, denoted by our For Sale Board. What3Words:///veto.scripted.intent

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