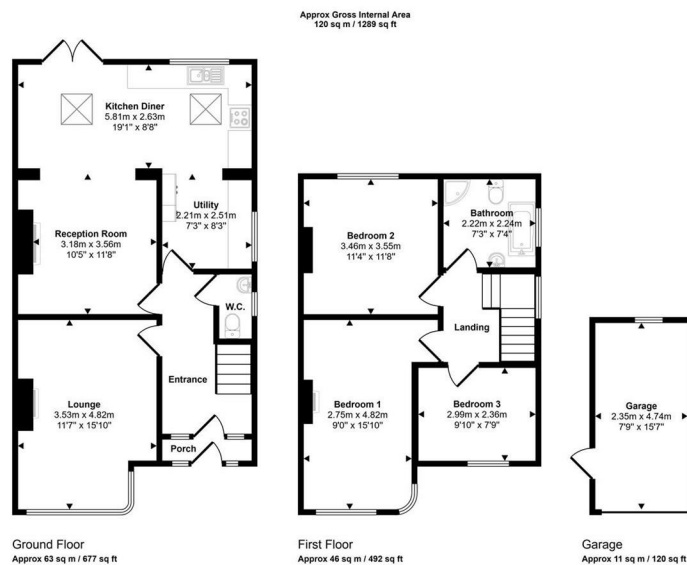




VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band E

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

IRK/ESL/03/26/DRAFT

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

TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

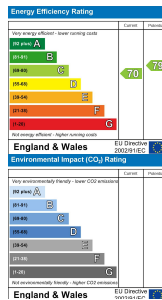


10 Merlins Crest, Haverfordwest, Pembrokeshire, SA61 1EJ

- Semi Detached House
- Off Road Parking
- Garden To Rear
- Open Plan Kitchen/Diner
- Views To Front
- Three Bedrooms
- Garage
- Two Reception Rooms
- Character Features From Interwar Period
- EPC Rating: TBC

£300,000

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

The Agent that goes the Extra Mile



Welcome to 10 Merlins Crest, a substantial semi-detached house located on the periphery of Haverfordwest. The property dates back to the 1930's and retains many original features from the period, including stained glass, picture rails, quarry tiled flooring and curved bay windows. This property is an enviable family home in a convenient location to schools, shops and transport links.

The layout of the property briefly comprises of an entrance vestibule leading through to an inner hallway, two sitting rooms, each with a woodburning stove, an open plan kitchen/diner fitted with skylights and French doors to the rear, a utility room, and a downstairs cloakroom. On the first floor, the landing leads through to two double bedrooms, a further single bedroom and a family bathroom featuring a freestanding roll top bath! The property benefits from gas central heating and double glazing.

Externally, a driveway to the front provides ample off road parking aside a lawned garden. Views from the front facing windows and front garden can be enjoyed of the countryside to the South. The driveway gives access to the semi detached garage providing handy work/storage space. To the rear is a patio seating area, progressing on to a landscaped lawned garden with decorative borders and slate chipping footpaths. At the rear is raised vegetable plots and space for a greenhouse!

A must see property!

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.



DIRECTIONS

From the Haverfordwest office proceed up the high street and progress onto Dew Street passing Tesco on your right. At the roundabout, take the fourth exit onto Sacrowscant Lane, where the property will be found on the right hand side. What3Words: ///offer.order.forget

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