



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.



**64 Pembroke Road, Haverfordwest, Pembrokeshire, SA61 1JT**

- Detached Bungalow
- Loft Room
- Close to Amenities
- Garden
- Gas Central Heating
- Three Bedrooms
- Kitchen Breakfast Room
- Garage and Driveway
- Partial Double Glazed
- EPC D

**Offers Over £210,000**

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



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.  
 Mains Gas Mains Water Mains Electricity Mains Drainage  
 HEATING: Gas Central Heating  
 TAX Band: D

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

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

JETH/AMA/02/24/OK EJL

FACEBOOK & TWITTER  
 Be sure to follow us on Twitter: @ WWProps

ALL PHOTOS AND VIDEOS 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



A well presented detached bungalow with loft room situated on the edge of town. The accommodation retains a number of original features and would make a delightful family home.

The accommodation comprises of porch, entrance hall, kitchen/breakfast room, rear porch, shower room, two bedrooms, lounge, dining room with stairs leading to loft room. Property benefits from double glazing and gas central heating.

Externally there is a driveway which leads to the garage and garden to the front. To the rear is a low maintenance garden with storage shed and a raised patio area for al fresco dining.

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 center/swimming pool, cinema, restaurants and pubs. 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 northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife.



### DIRECTIONS

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. The property will be found on the right hand side, between Merlins Avenue and Woodlands Park. What3words: drips.revisits.meanwhile

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