

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 Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: Gas Central Heating

TAX: Band D

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

JETH/AMA/03/24/OK EJL

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.

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

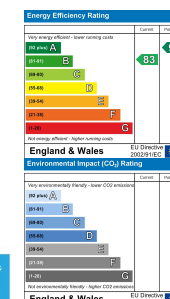


53 Scarrowscant Lane, Haverfordwest, Pembrokeshire, SA61 1ES

- Detached House
- Master Ensuite Shower Room
- No Onward Chain
- Single Garage / Driveway
- Gas Central Heating
- Three Bedrooms
- Enclosed Rear South Facing Garden
- Modern Timber Frame
- Double Glazing
- EPC B

Offers Over £270,000

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





A modern attractive detached house built in 2020 came with a 10 year NHBC guarantee. Situated in the popular location of Scarrowscant Lane, Haverfordwest with views over the old racecourse popular with joggers and dog walkers, with access to countryside walks and the Haverfordwest to Neyland cycle path and is within a close proximity to local shops, schools and supermarkets.

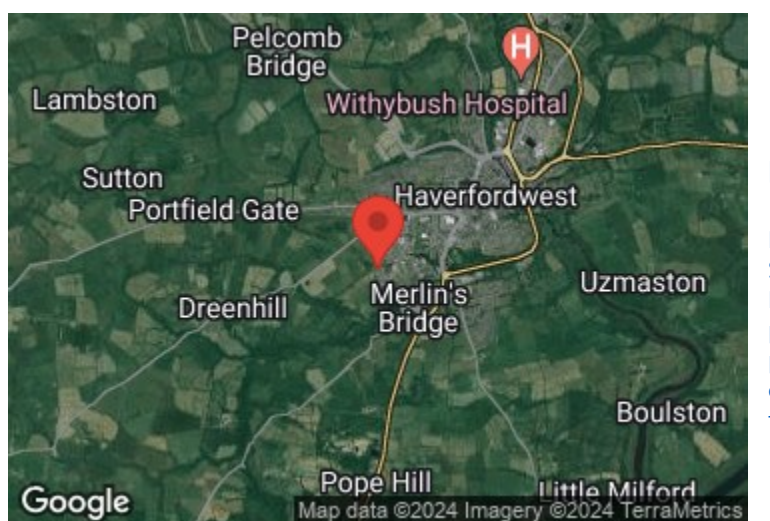
The accommodation comprises of entrance hall, living room, kitchen/diner, utility area, WC, upstairs three bedrooms and built in wardrobe (master bedroom with ensuite shower room and two bedrooms have fitted wardrobes) and family bathroom. Property benefits from double glazing and gas central heating.

Externally opposite is a single garage with driveway parking for two vehicles and to the front is a lawned area and paved patio to the front door. To the rear is an enclosed garden which is south facing and is low maintenance with a composite decked seating area ideal for alfresco dining.

Viewing is highly recommended to appreciate the size and location of this home.

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 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. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.



DIRECTIONS

From our office in Haverfordwest continue up the High Street and Dew Street, continuing straight on into Milford Road and to the Horsefair Roundabout. Take the 4th exit off into Scarrowscant Lane, and continue past the turning for Snowdrop lane, Take the first left turn and then proceed along this road past the turning for Tasker Way then turn into opening on the left where the property will be located. What3Words [trial.wishes.flip](https://www.what3words.com/trial.wishes.flip)

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