

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

**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/04/24/JETH

**FACEBOOK & TWITTER**

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http://www.facebook.com/westwalesproperties

ALL 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 particularly important 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

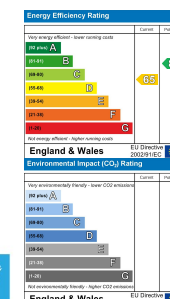


### 36 Pembroke Road, Haverfordwest, Pembrokeshire, SA61 1JW

- Detached Bungalow
- One Reception Room
- Edge of Town
- Driveway Parking
- Gas Central Heating
- Two Bedrooms and Loft Room
- Close to Amenities
- Garden
- Electric Heating
- EPC D

**Offers Around £195,000**

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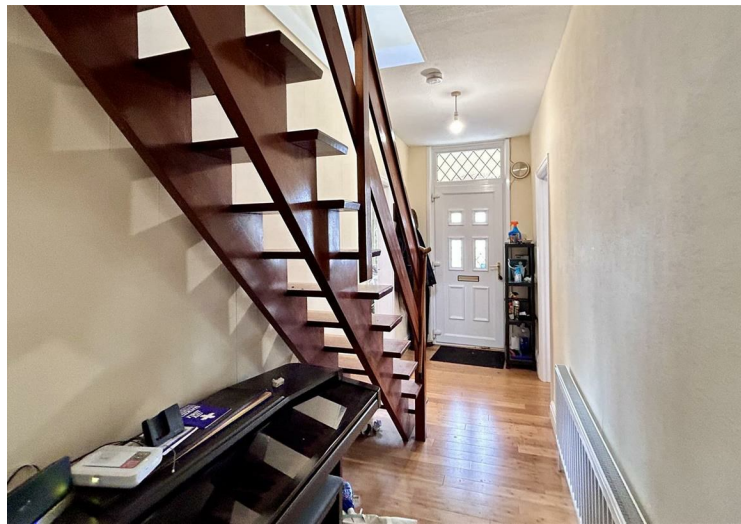
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**The Agent that goes the Extra Mile**







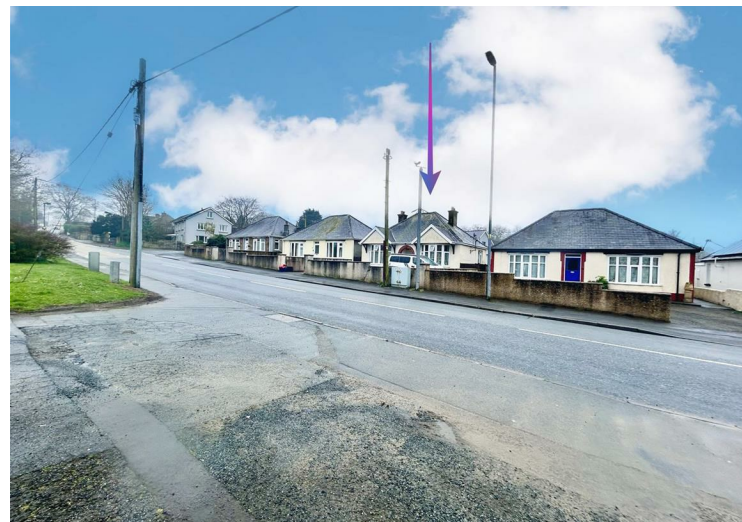
Two bedroom detached bungalow with loft room is located on the outskirts of Haverfordwest in Merlin's Bridge.

The accommodation comprises of two bedrooms with a loft room, living room, dining room, kitchen and shower room. Property benefits from double glazing and gas central heating.

Externally to the front is a gated driveway for vehicular parking. To the rear is a garden mainly laid to lawn and a greenhouse.

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, leisure center/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. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) for our own TV Channel with Location Films of the area.



**DIRECTIONS**

From the Haverfordwest Office continue up High Street and Dew Street into Milford Road. Take the third exit off the roundabout down Merlins Hill, take the second exit off the next roundabout up Pembroke Road. The property will be found on your right. What3words case:sonic.kiosk

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