

Approx Gross Internal Area  
129 sq m / 1391 sq ft



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  
 HEATING: Gas Central Heating  
 TAX: Band E  
 INFO: An employee of West Wales Properties has an interest in this property. There is an overage condition on the garden/land fronting the Haven Road. 20 years at a 50% uplift in value if planning permission is achieved.

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

NME/AMA/02/24/OK EIL

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

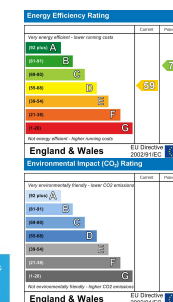


## Wyncote Dale Road, Haverfordwest, Pembrokeshire, SA61 1HZ

- Semi Detached
- Three Reception Rooms
- Garden Front and Rear
- Driveway parking
- Gas Central Heating
- Three Bedrooms
- Kitchen/Dining room
- Detached Garage
- Double Glazed
- EPC: D

Price £400,000

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**The Agent that goes the Extra Mile**





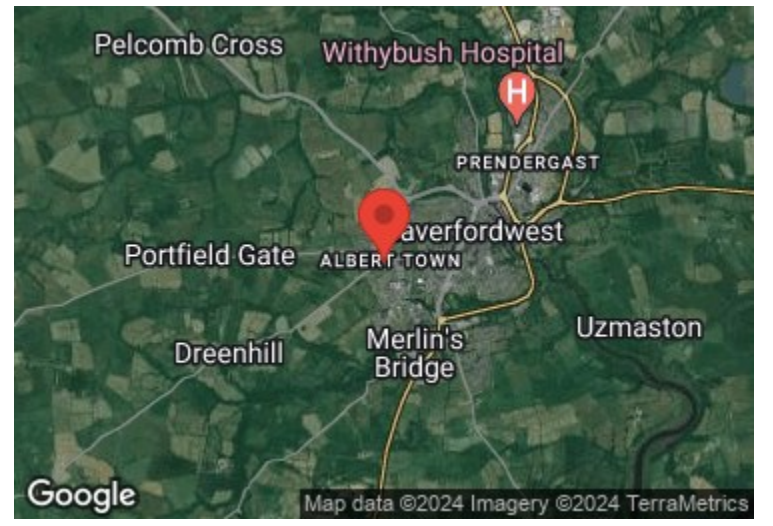
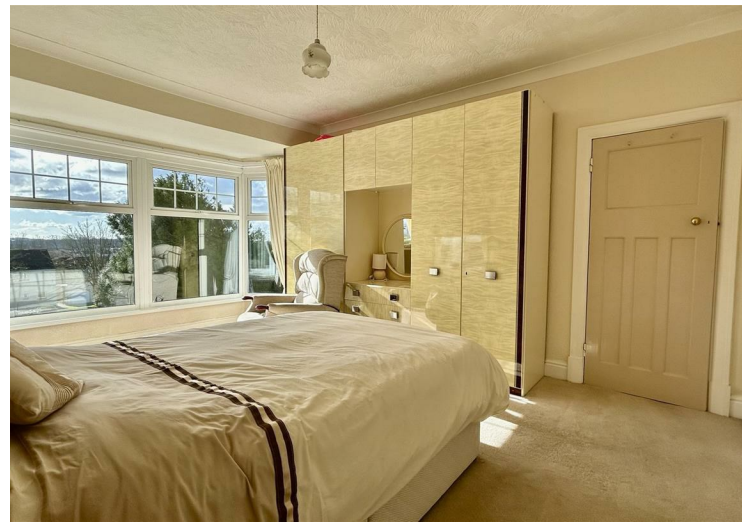
Seldom does a property in this location come to the market, therefore we are delighted to present Wyncote, a well-presented semi-detached house, situated on the edge of Haverfordwest on the sought after Dale Road, ideally situated for ease of access to local amenities, the town centre, and coastal tourist locations of Broad Haven and Dale.

The accommodation has many original period features and comprises of entrance hall, front reception room, rear reception room, dining room, kitchen and storage room with WC. First floor master bedroom, two further bedrooms and family bathroom. Property benefits from double glazing and gas central heating.

Externally the property has foot access from the Dale Road with a tarmac footpath leading to the front door which is flanked either side with lawned gardens. Gated side access leads to the rear garden which is mainly laid to lawn with mature trees and shrubs. The side garden was previously used as a vegetable garden and this area has the potential to be extended to create further accommodation (subject to the relevant planning consents). The garage would also be ideal for conversion to either a gym/chalet etc (subject to the relevant planning consents). A tarmac driveaway offers ample parking and has a gated vehicular access off the Haven Road.

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 our office in Haverfordwest, continue up High Street into Dew Street, and follow the one way system round to the right into Albert Street, then straight ahead into Portfield. Continue past Tesco and fork right onto Dale Road. The property will be found on the righthandside. What3Words: silver.toward.lungs

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