

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

SSG//05/CPS24/ok
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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
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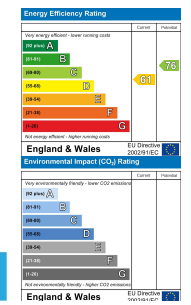


10 Shelley Road, Priory Park, Haverfordwest, Pembrokeshire, SA61 1RX

- Detached Bungalow
- Driveway & Garage
- Enclosed Rear Garden No Onward Chain
- Potential to Convert Loft (STPP)
- Gas Central Heating
- Convenient Edge of Town Location
- Three Bedrooms
- Conservatory
- Double Glazed
- EPC Rating: D

Offers In The Region Of £250,000

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12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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The Agent that goes the Extra Mile



A detached bungalow in need of some modernisation, situated on a popular residential estate. The property is ideally situated in close proximity to the town centre of Haverfordwest and all its amenities, including schools and leisure centre.

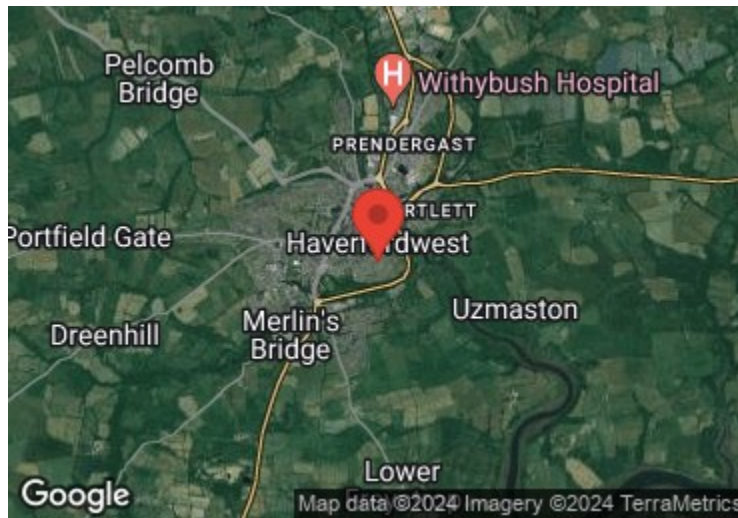
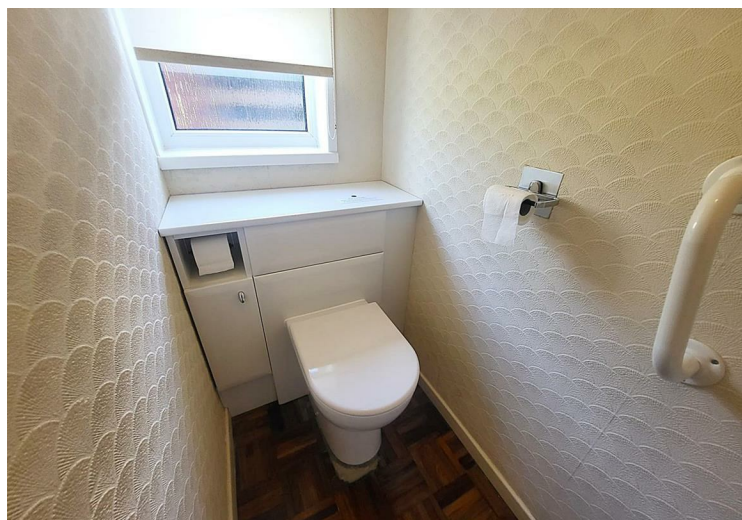
The accommodation comprises; an entrance porch, a hallway with a storage cupboard, 2 double bedrooms and a single bedroom, as well as a lounge, with sliding doors to a dining room. The kitchen is fitted with wall and base units and a conservatory to the rear that can be accessed from the kitchen or the dining room. The property has a family bathroom with a shower, sink and a separate WC. There is potential to convert the loft (Subject to the relevant planning permissions). The property benefits from double glazing and gas central heating.

Externally, the property has an established lawned front garden with mature shrubs, driveway parking and a single garage. To the rear, is a garden laid to lawn, with patio seating area and 2 garden sheds. There are mature trees and shrubs bordering the garden, as well as a fence.



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, a hospital, a mainline train station, the leisure centre/swimming pool, a 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, wildflowers and birdlife.



DIRECTIONS

From our Haverfordwest office at the traffic lights turn left into Quay St. Continue up Union Hill turning left into Spenser Road at the T junction turn right into Shelley road. Continue a little way long the and No10 is situated on the right hand side of the road. What3words noise.rocket.racing See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.