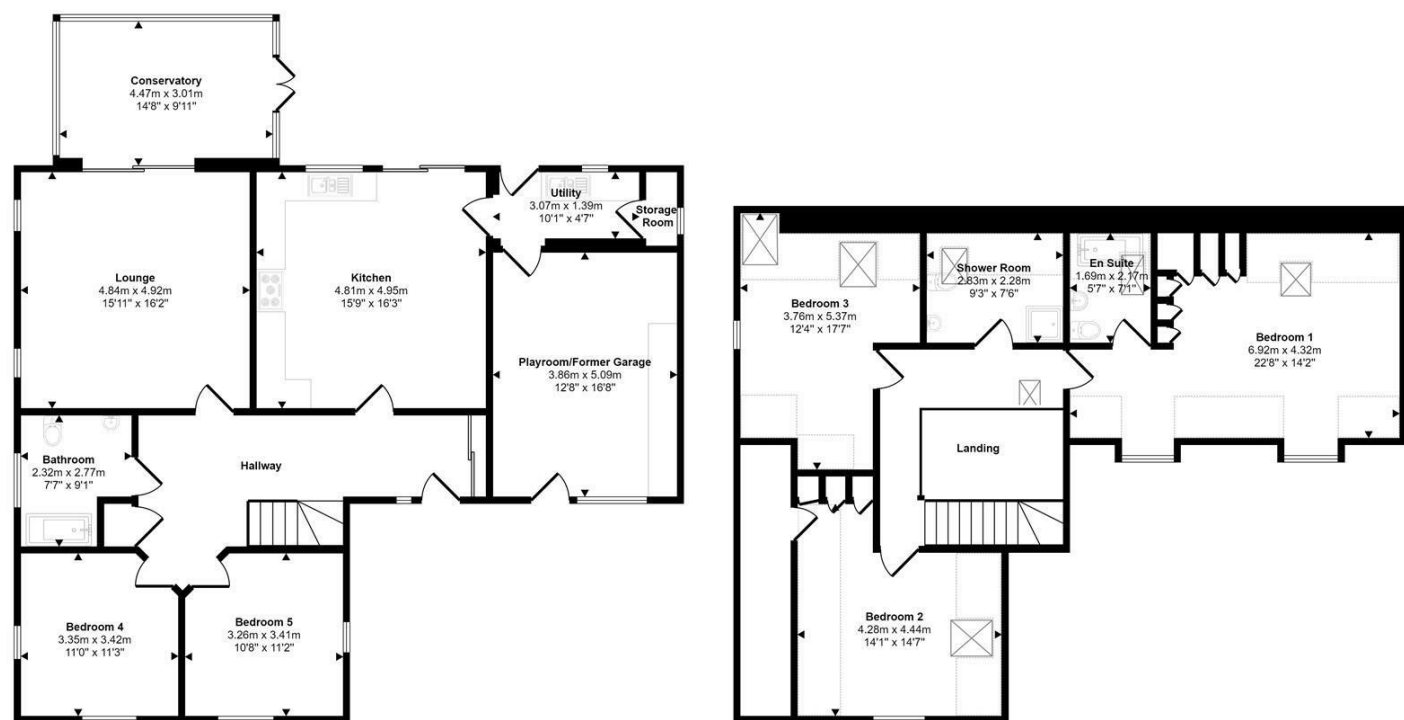


Approx Gross Internal Area
238 sq m / 2575 sq ft



Ground Floor
Approx 138 sq m / 1487 sq ft

First Floor
Approx 101 sq m / 1088 sq ft

Denotes head height below 1.5m

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 Snaggy 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 F

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

CFH/CPS/06/24/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

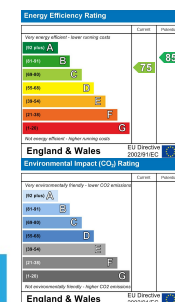


3 Nether Edge Drive, Haverfordwest, Pembrokeshire, SA61 1ED

- Detached Dormer Bungalow
- Two Bathrooms & En Suite
- Lounge and Conservatory
- Front, Side & Rear Gardens
- Gas Central Heating
- Five Bedrooms
- Kitchen/Diner
- Driveway Parking
- Double Glazing
- EPC Rating: C

Offers In Excess Of £425,000

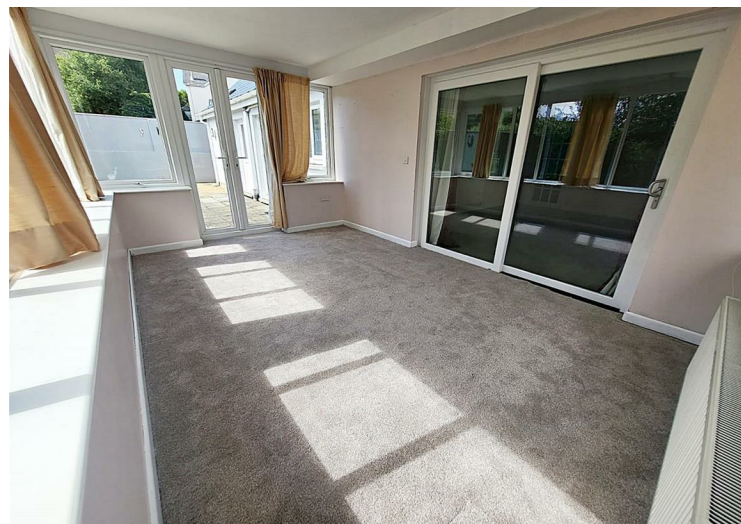
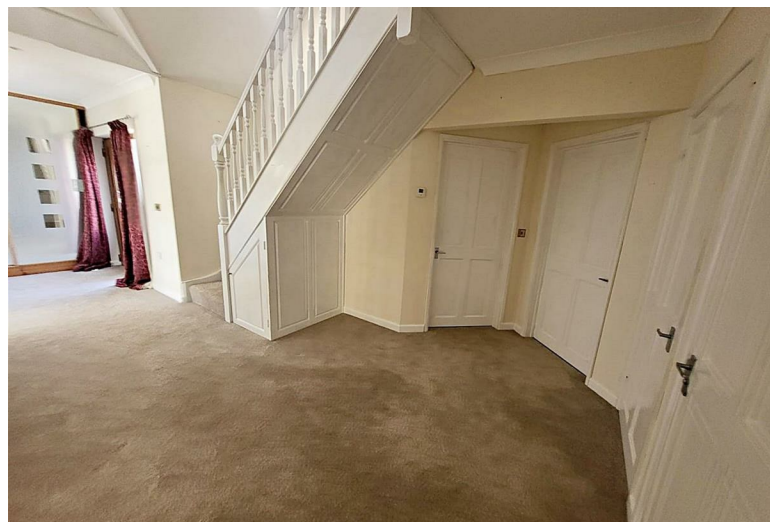
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The Agent that goes the Extra Mile



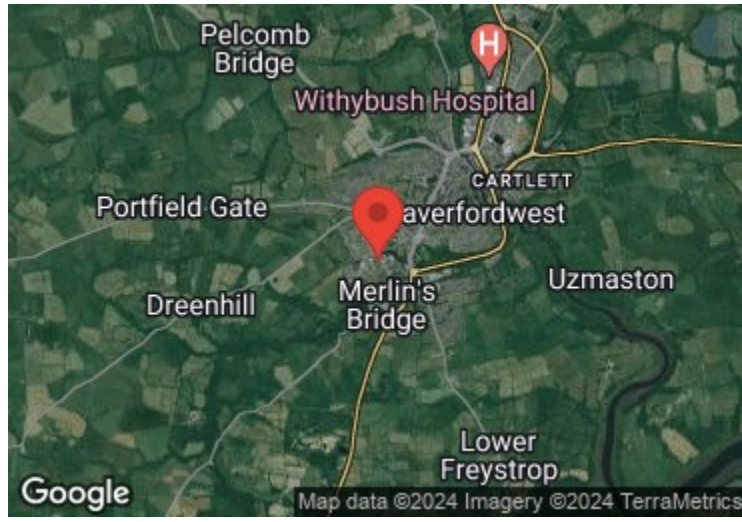


This well presented detached, five-bedroom property is situated in a residential cul de sac, on the periphery of Haverfordwest. Ideally located close to schools, Pembrokeshire College, shops, and other local amenities, this property would make an ideal family home.

The accommodation briefly comprises; hallway, kitchen with ample space for dining table. Doors lead out from the kitchen into the garden. Off the kitchen is a utility room, and a storage/playroom that was originally a garage. The lounge, leads into a conservatory, which opens onto the patio area. There are also two bedrooms and a bathroom on the ground floor. Stairs lead up to a galleried landing, with a shower room and a further three bedrooms, the master bedroom having an en-suite shower room.

Externally to the front of the property, there is a paved driveway with parking for several vehicles. The rear and side garden is attractively laid with artificial grass and established shrub borders, along with a patio perfect for enjoying summers evenings, the garden also offers a greenhouse and shed.

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, leisure centre, cinema, restaurants and pubs.



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 continue for approx 200 yards and take a left again into Nether Edge Drive. The property will be found a short distance along on the right hand side, denoted by our for sale board.

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