

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.

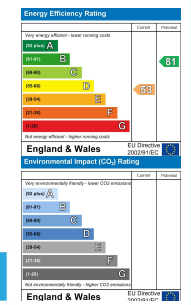


**46 City Road, Haverfordwest, Pembrokeshire, SA61 2ST**

- Chain Free
- Three Bedrooms
- In Need of Modernisation
- Garage and Off Road Parking
- Gas Central Heating
- Detached Dormer Bungalow
- Two Receptions
- Garden
- Double Glazing
- EPC E

**Price £175,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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 Fire with Back Boiler Powering Gas Central Heating  
TAX: Band D

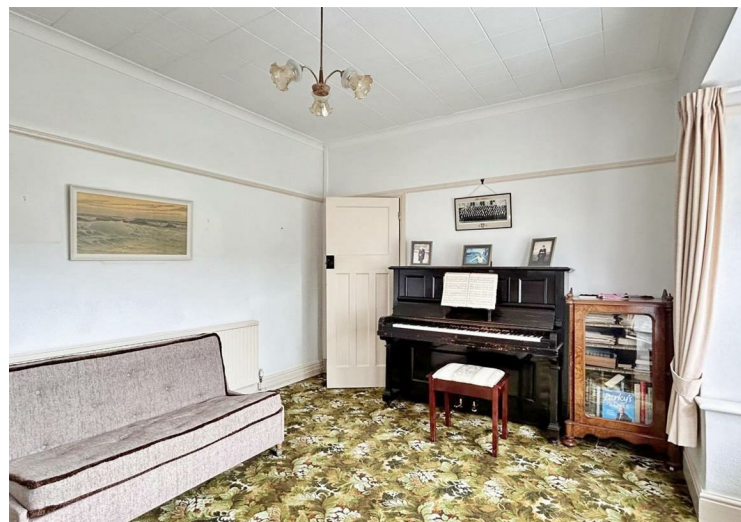
We would respectfully ask you to call our office before you view this property internally or externally

JETH/AMA/07/24/OK EJL  
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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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A well positioned detached dormer bungalow located in the popular area of City Road in Haverfordwest just a short walk from the town centre and all local amenities. The property is in need of modernisation but offers a number of original features such as the original fireplace, high ceilings, picture rails, original doors and period style interior door with decorative stained glass panel.

The accommodation comprises of entrance hall, lounge, second reception room, kitchen, bathroom and three bedrooms. The property benefits from gas central heating and double glazing.

Externally to the front of the property is parking for one vehicle. To the rear is a well maintained enclosed garden predominantly laid to lawn with mature shrubs and a paved patio area. From the garden a door leads into the garage/workshop. This can also be accessed by car via Queen's Ditch to the rear.

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 Haverfordwest office proceed up the High Street, turning right into Dark Street and cross Mariners Square. Turn onto Barn Street and immediately take the left hand lane. At the mini-roundabout take the 1st exit and proceed up City Road hill. The property can be found on the right hand side bank set back from the road and the pavement. What3words pirate.hiding.wakes

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