

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: Mains Drainage, Mains Electric, Mains Water, Mains Gas  
HEATING: Gas Central Heating  
TAX: Band E

We would respectfully ask you to call our office before you view this property internally or externally  
SLS/AMA/08/24/ok/AMA

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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.

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

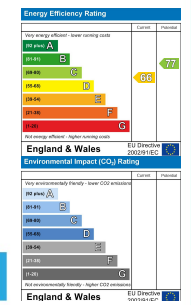
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

### 100 Scarrowscant Lane, Haverfordwest, Pembrokeshire, SA61 1ES

- Detached Dormer Bungalow
- Three Bathrooms
- Annex Potential
- Edge of Haverfordwest Town
- Gas Central Heating & Double Glazing
- Four/five Bedrooms
- Open Plan Living Accommodation
- Double Garage with Work Room & Toilet
- Close to all Amenities
- EPC Rating D

Asking Price £290,000

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A well proportioned four/five bedroom detached dormer bungalow on the outskirts of Haverfordwest town within walking distance to shops and local amenities. This family home offers the potential for annex accommodation subject to the necessary consents.

The accommodation briefly comprises of entrance hall, living room, kitchen/diner, snug, family bathroom, two bedrooms, dining area, and wet room. First floor two bedrooms and a shower room.

Externally the property has a south facing lawned front garden, ample off road parking leading to the double garage with WC and storage area, with a rear enclosed courtyard garden sheltered from the wind.

Internal viewing is highly recommended to appreciate the size and accommodation this property has to offer.

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, further educational 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 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 left turn and the property will be found a short distance along on your right-hand side. What3words: format.cargo.neon

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