

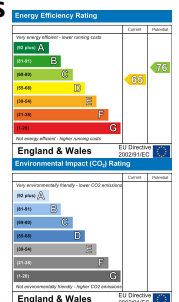


18 Winch Lane, Haverfordwest, Pembrokeshire, SA61 1SA

- Detached House
- Two Reception Rooms
- Edge Of Town
- Gas Central Heating
- Front And Rear Gardens
- Four Double Bedrooms
- Sun Room With Bi-Fold Doors And Glass Lantern
- Close To Amenities And Schools
- Garage And Office/Garden Room
- EPC Rating: D

Offers Around £290,000

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



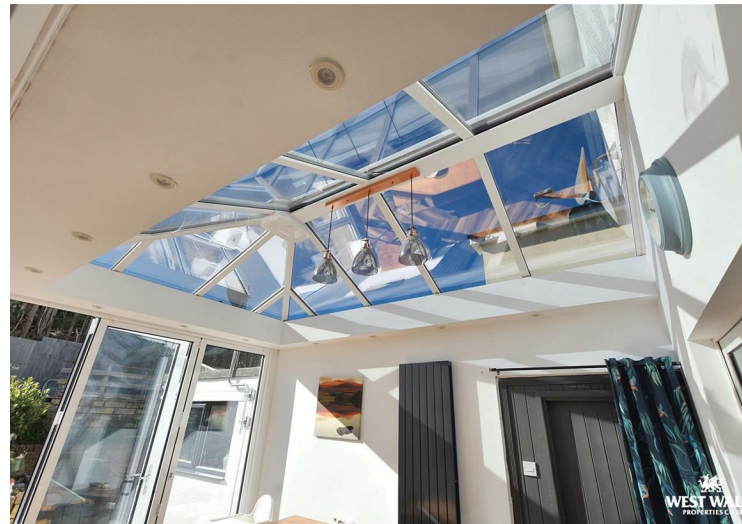
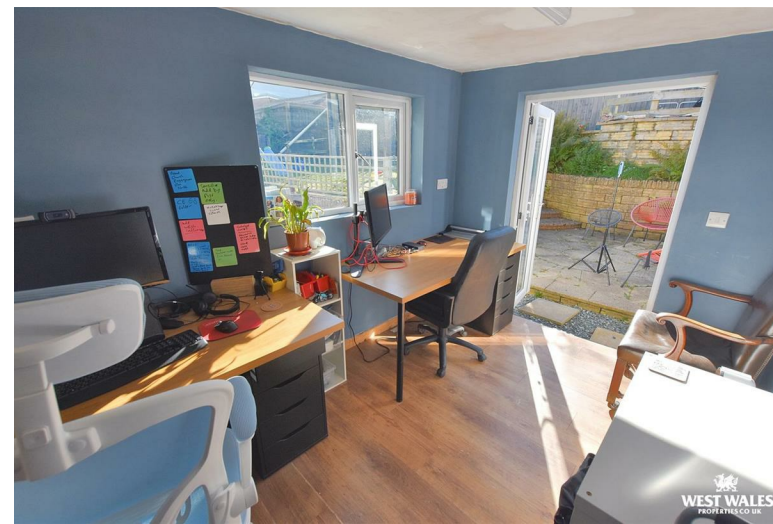
VIEWING: By appointment only via the Agents.
 TENURE: Freehold
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 Property has Mains Drainage, Mains Electric, Mains Water
 HEATING: Gas
 TAX: D

JETH/ESL/09/24/DRAFT
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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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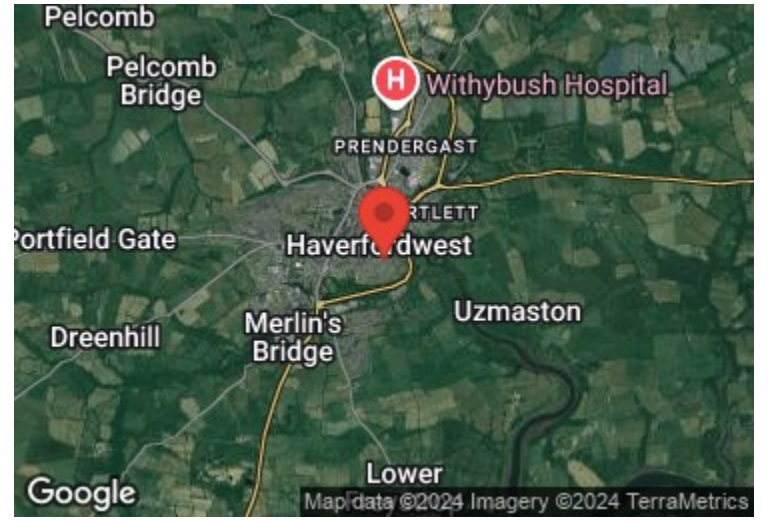


An opportunity to purchase a detached property with four bedrooms on the outskirts of Haverfordwest Town. This versatile property can be configured in a variety of different ways making it an ideal family home!

The layout of the property comprises of an entrance hall, lounge, downstairs shower room, sitting room, kitchen and dining room enjoying bi-folding doors to the garden and a glass lantern roof. An integral garage with utility room provides excellent work/storage space. On the first floor is an open landing area leading on to four double bedrooms and a family bathroom. The property benefits from gas central heating and double glazing.

Externally there is a driveway providing parking for three cars. To the rear there is a patio, with a pretty tiered garden laid to lawn French doors on the patio lead onto a fabulous garden room which is currently being utilised as a home office. Viewings are recommended to experience the full potential 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, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc. The beautiful Pembrokeshire coast is less than 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 turn left into Quay Street and continue to the end of the road. Proceed up the hill into Winch Lane and the property can be found a little way along on the left hand side denoted by our for sale board. What3Words: dream.voted.oldest

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