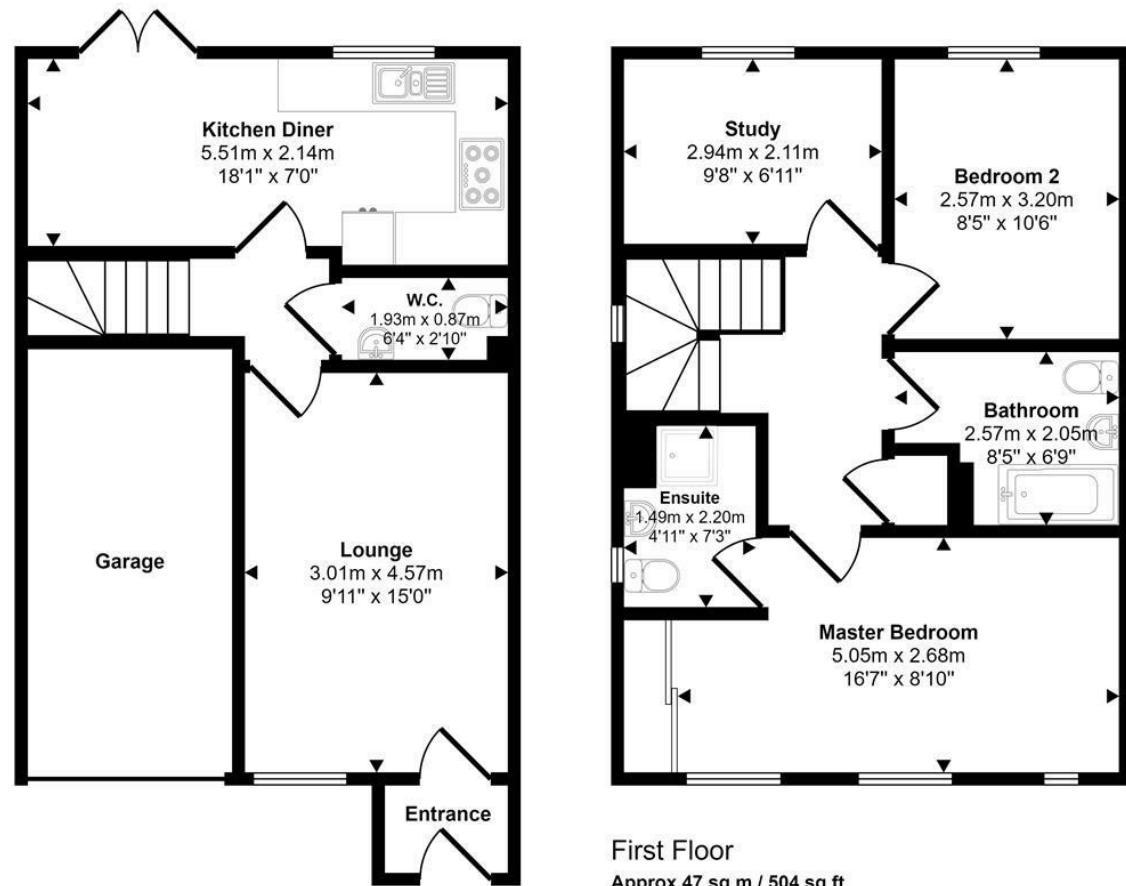


Approx Gross Internal Area
93 sq m / 1003 sq ft



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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D'

ref: NME /CPS /15/10/24

FACEBOOK & TWITTER
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

TELEPHONE: 01437 762626

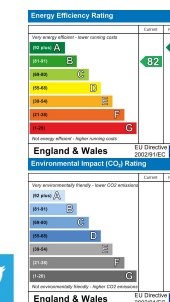


55 Scarrowscant Lane, Haverfordwest, Pembrokeshire, SA61 1ES

- Detached House
- Master with En-Suite
- Rural Views
- Gas Central Heating
- Desired Location
- Three Bedrooms
- Garage and Parking
- Close to Local Amenities
- UPVc Double Glazing
- EPC B

£257,000

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The Agent that goes the Extra Mile



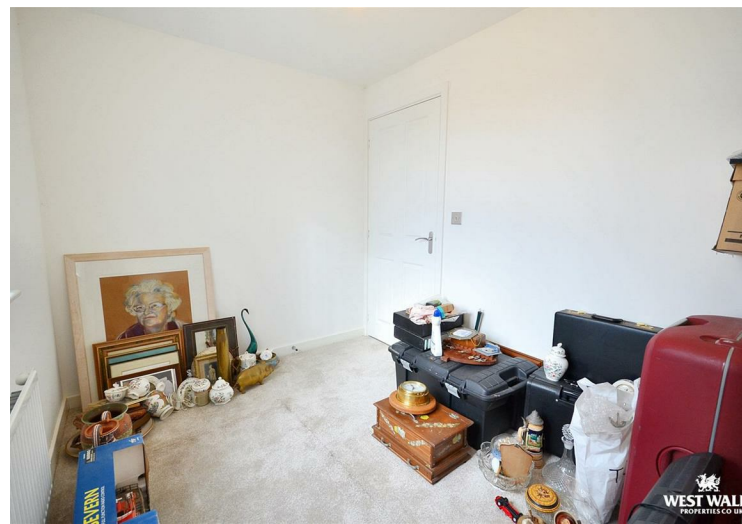


This well presented detached house is situated in the popular location of Scarrowscant Lane, Haverfordwest within a close proximity to local shops, schools and supermarkets. The property boasts a neutral decor throughout and comprises; entrance hall, living room, open plan kitchen/diner with double doors leading out to the lawned garden, and WC all on the ground floor. The first floor provides the master bedroom with an en-suite, two further bedrooms and a family bathroom.

The rear garden is laid to lawn. To the front of the property, there is a garage with parking in front for the property and side access to the rear garden. Viewing is highly recommended to appreciate this home.

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 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.



**GENERAL INFORMATION
FREEHOLD.**



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 then proceed along this road and the property will be on your left. What3words#liner.nests.fail

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

