

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: E

JETH/ESL/02/25/DRAFT

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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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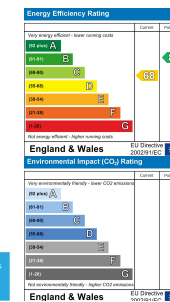


20 Winch Lane, Haverfordwest, Pembrokeshire, SA61 1SA

- Detached House
- Three Reception Rooms
- Front And Rear Gardens
- Single Garage
- Convenient Location
- Four Bedrooms
- No Onward Chain
- Driveway And Carport
- Downstairs Shower Room
- EPC Rating: D

Offers Around £260,000

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The Agent that goes the Extra Mile





This versatile detached house is located on the outskirts of Haverfordwest, close to schools, leisure centre and public transport links.

The layout of the property briefly comprises of an entrance hall, downstairs shower room, kitchen/breakfast room, lounge, dining room and study. On the first floor are four double bedrooms and a family bathroom, centered around an open landing space. The property requires some internal modernisation but benefits from gas central heating and double glazing.

Externally, there is a driveway to the front providing ample off road parking, leading on to a carport and the adjoining single garage. There is a lawned garden to the front and a garden to the rear which is laid with decorative stone pathways and bedding areas.

With the added appeal of no onward chain, this is a fabulous family home. Viewing is highly recommended!

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.