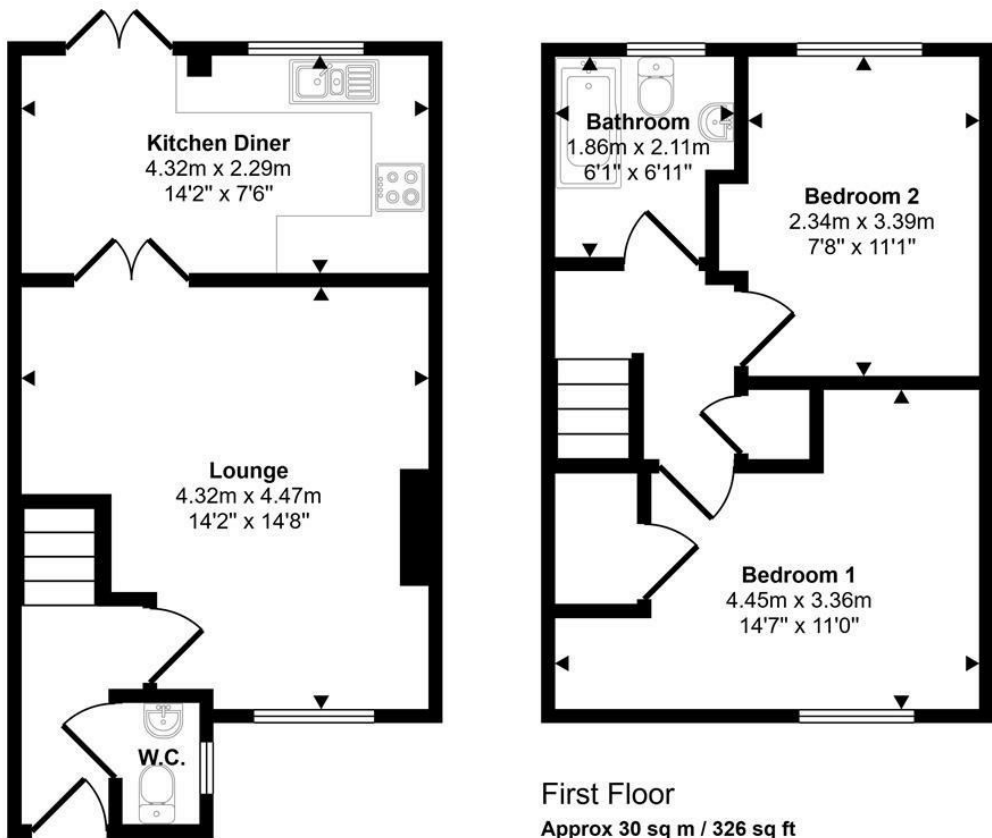


Approx Gross Internal Area  
62 sq m / 669 sq ft



First Floor  
Approx 30 sq m / 326 sq ft

Ground Floor  
Approx 32 sq m / 343 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: 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: C

PLEASE NOTE THAT A COMPANY/PERSON CONNECTED TO WEST WALES PROPERTIES HAS AN INTEREST IN THE PROPERTY.

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

NME/ESL/03/25/DRAFT

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  
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

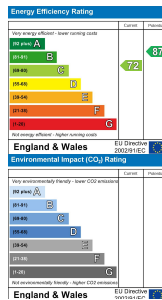


## 76 Tudor Gardens, Merlins Bridge, Haverfordwest, Pembrokeshire, SA61 1LQ

- Semi-Detached House
- Gas Central Heating
- Lawned Garden To Rear
- Well Presented
- Open Plan Kitchen/Diner
- Two Double Bedrooms
- Driveway Parking
- No Onward Chain
- Downstairs WC
- EPC Rating: C

**£160,000**

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**The Agent that goes the Extra Mile**





Welcome to 76 Tudor Gardens - a well presented semi-detached house located in the popular residential area of Merlins Bridge, convenient for Haverfordwest town, Pembrokeshire College and every day amenities. The layout of the property briefly comprises of an entrance hall with downstairs WC, lounge with storage cupboard, open plan kitchen/diner with French doors to the garden. On the first floor are two double bedrooms and a bathroom with an overhead shower. The property is in a good decorative order with neutral tones and is served by double glazing and gas central heating.

Externally, a driveway to the front provides off road parking for one car, with gated pedestrian access leading to the lawned garden at the rear with a patio seating area leading off from the kitchen/diner.

This is a fantastic first time buy or investment opportunity, with the added benefit of no onward chain! 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, main line train station, leisure centre/swimming pool, cinema, restaurants and pubs etc.

The beautiful Pembrokeshire coast is only 6 miles to the southwest, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coastal footpath gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers, and birdlife.



### DIRECTIONS

From our Haverfordwest branch, continue up High Street and onto Dew Street, until you reach the traffic lights, at which continue straight on, and continue straight at the next traffic lights. At the roundabout, take the third exit down Merlin's Hill, and at the next roundabout, take the second exit off up the Pembroke Road and take the fourth left turn into Greenhill Park Drive. At the junction straight ahead, you will see number 76 on the immediate left as you turn right. What3words: ///mandolin.geek.storage

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