

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 Gas, Mains Electric, Mains Water

HEATING: Gas

TAX: E

JETH/ESL/03/25/OK EJJ

FACEBOOK & TWITTER

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<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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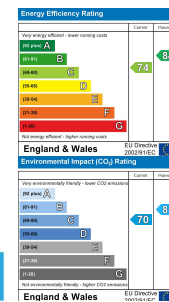


## Ty Llawn, 23 Queensway, Haverfordwest, Pembrokeshire SA61 2PB

- Chain Free
- Three Bedrooms
- Garden To Rear
- Views Over Town
- Driveway Parking
- Semi-Detached House
- Two Reception Rooms
- Detached Utility Room/Home Office
- Gas Central Heating and Double Glazed
- EPC Rating: C

**Offers Around £290,000**

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**The Agent that goes the Extra Mile**







A beautifully presented semi-detached house boasting views over Haverfordwest town. The property has been improved by the current vendors, making it the perfect family home in a convenient location to amenities. The layout of the property briefly comprises of an entrance hall with downstairs WC, 'L' shaped living room with a bay window and stove, an open plan dining room and modern fitted kitchen. On the first floor are three bedrooms, two doubles and one single, and a modern bathroom with a separate shower unit. The property is immaculately presented and retains it's original charm. A gas boiler serves the domestic heating and hot water with double glazing throughout.

Externally, there is a driveway to the front providing off road parking, with gates leading to the side where the entrance door is found. To the rear is a well tended lawned garden which is enclosed by fencing with a patio seating area. French doors in the dining room bring the outside in. A detached utility room offers the perfect space for domestic appliances, or would suit as a home office or recreational/storage space.

This is a perfect 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, 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 office proceed up High Street and Dew Street. Take the right turning at the traffic lights, and turn right down Barn Street. At the roundabout, take the second exit. At the next roundabout take the fourth exit. Take the slip road onto Prospect Place, continue on the road taking the second left onto The Rise. Follow the road up the hill, past the former Registry Office and at the T junction turn left into Queensway. The property will be found a short distance along on your right hand side (opposite the green). what3words: ///oppose.weedy.spot

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