

**Building Plot Uzmaston Road, Haverfordwest, Pembrokeshire, SA61 1UA**

- Chain Free
- Four Bedrooms
- Three Reception Areas
- Off Road Parking
- Gas Central Heating
- Detached Dormer Bungalow
- Outskirts Of Town
- Double Garage
- Countryside Views
- EPC D

**£120,000**



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

***The Agent that goes the Extra Mile***



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 E

AMA/ADD/10/23/Takeonok/ok

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.

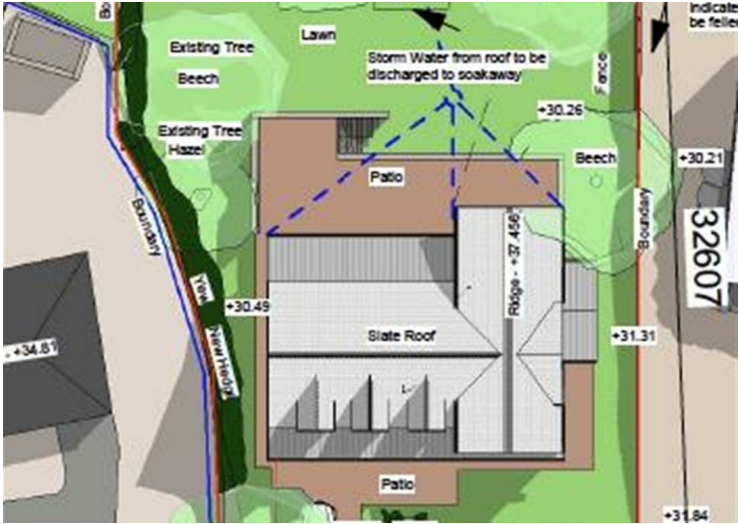
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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COMING SOON GREAT LOCATION An exciting opportunity to purchase a freehold building plot approx size is 32.6m by 20.5m in one of the most sought after locations within the town of Haverfordwest. Planning permission has been applied for application number 24/1114/PA for a detached dwelling. Services nearby, prospective purchasers to make their own enquires with regard to the location of services.

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.



### DIRECTIONS

DIRECTIONS: From the Salutation Square roundabout take the turning that lies between the A487 Carmarthen road and Freemans Way, into New Road. Follow the road up the hill, and the road becomes the Uzmaston Road. The property will be found on the left hand side denoted by our For Sale Board What3Words care.redefined.hologram

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