



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, Mains Gas

HEATING: Gas

TAX: Band D

JETH/ESL/04/25OK EJJ

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

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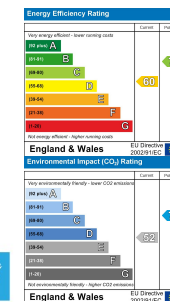


12 Haven Road, Haverfordwest, Pembrokeshire, SA61 1DX

- Ideal First Time Buy
- Central Town Location
- Garden To Rear With Workshop
- Walking Distance to Local Amenities
- Two Reception Rooms
- Investment Oppourtunity
- Three Double Bedrooms
- Allocated Off Road Parking
- Gas Central Heating and Double Glazing
- EPC Rating: D

Offers Around £180,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Welcome to 12 Haven Road, a mid-terrace house ideally located on the edge of Haverfordwest, within easy walking distance of schools, shops, pubs, the Race Course - especially popular for dog walkers and joggers, and other local amenities. This property would make an ideal First Time Buy or Investment!

Benefitting from double glazing, gas central heating, the attractive accommodation briefly comprises; entrance porch, hallway, lounge, dining room with a wood-burner and a stylish kitchen with a selection of wall and base units on the ground floor. Stairs lead up to three double bedrooms and a modern bathroom on the first floor.

Externally the property offers a well tended rear garden set over three levels. With a slabbed patio area, then steps leading up to a flat lawned area, with a gravel seating area - ideal for hosting BBQs in the summer! At the rear is the workshop offering handy storage space and there is a parking for one car.

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 center/swimming pool, cinema, restaurants and pubs. 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 northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife.



DIRECTIONS

From our Haverfordwest Office, proceed up High Street and onto Dew Street. At the traffic lights take the right turning, and stay in the left-hand lane. Proceed past Tesco and through Portfield. At the fork in the road, keep right. And the property will be found immediately on the right-hand side. What3words:///dent.valve.stands

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