

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: Oil

TAX: G

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

IRK/ESL/05/25/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

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

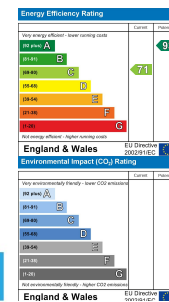


The Briary Portfield Gate, Haverfordwest, Pembrokeshire, SA62 3LL

- Detached Family Home
- Two Reception Rooms Plus Study
- Master Bedroom With En-Suite
- Very Well Presented
- Oil Fired Central Heating
- Four Double Bedrooms
- Integral Garage
- Lawned Garden To Rear
- Driveway To The Front
- EPC Rating: C

£475,000

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The Agent that goes the Extra Mile





DIRECTIONS

From our office in Haverfordwest, proceed up the High Street, and follow the one way system towards Broad Haven, passing Tesco's. Fork right onto the Haven Road and continue for 1.5 miles to Portfield Gate, where the property will be found on the left hand side, denoted by our For Sale Board. What3Words:///enjoys.informed.awoken

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