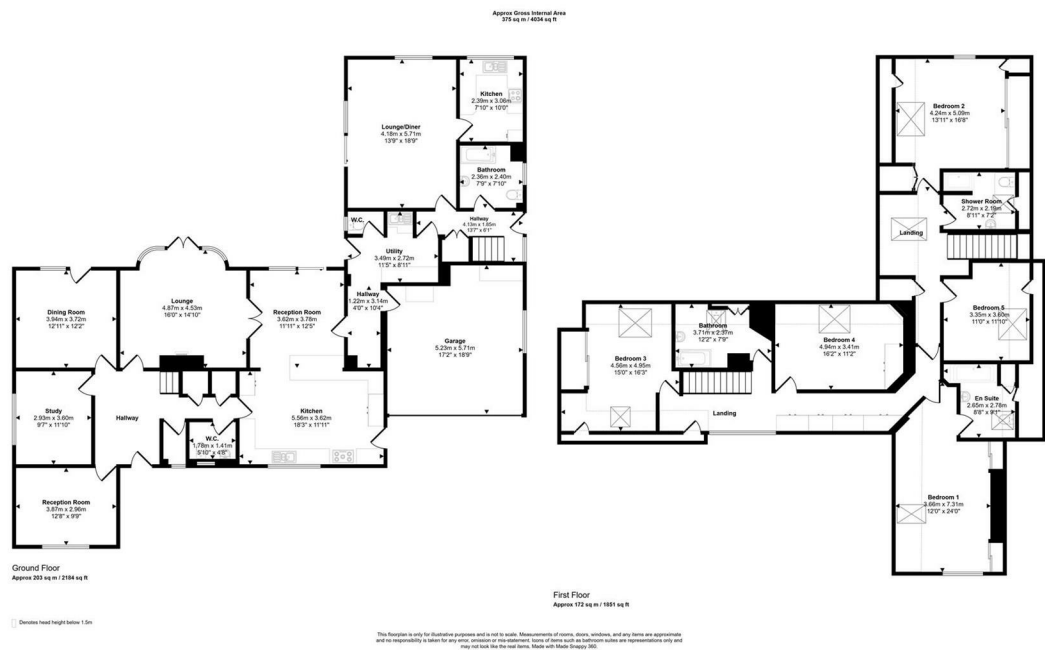




VIEWING: By appointment only via the Agents.

TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage
HEATING: Gas
TAX: Band F

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

JETH/ESL/10/25/JETH

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

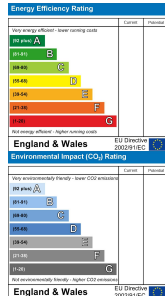


109 Pembroke Road, Haverfordwest, Pembrokeshire, SA61 1LY

- Detached House
- Potential For Annexe
- Close To Haverfordwest
- Front And Rear Gardens
- Four Reception Rooms
- 5 Double Bedrooms
- Privately Owned Solar Panels
- Double Garage And Driveway
- En-Suite Master Bedroom
- EPC Rating: TBC

O.I.R.O £450,000

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





****NO ONWARD CHAIN****

109 Pembroke Road is a substantial detached family home, located in the popular residential area of Merlins Bridge, Haverfordwest, close to the college, amenities in town and public transport links. This property is a 5 bedroom family home but offers the potential to be a 3 bedroom main residence with potential for multi-generational living. The versatile layout can cater for any family dynamic, or would offer the potential for a business venture with a holiday let/residential let.

The layout briefly comprises of four reception rooms and with two kitchens and a utility room, a downstairs cloakroom and a bathroom on the ground floor. On the first floor there are five double bedrooms (the master is served by an en-suite shower room, a family bathroom and a further shower room. The property is served by gas central heating and double glazing. Privately owned solar panels give the added benefit of reduced energy bills.

Externally, a privacy hedge separates the property from the road, there is a driveway to the front offering off road parking for approximately 4 cars, and access to the double garage. At the rear, there is a lawned garden with a offering plenty of space for family life.

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, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

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 the Haverfordwest Office continue up High Street and Dew Street into Milford Road. Take the third exit off the roundabout down Merlins Hill, take the second exit off the next roundabout up Pembroke Road. The property will be found on your left hand side.
What3words:///vitals.specifies.lower

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