

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: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E'

HEATING: Gas

ref: JETH /LLE/ NOV / 25

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**

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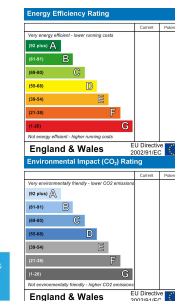


## 1 Snowdrop Close, Haverfordwest, Pembrokeshire, SA61 1JG

- Detached Bungalow
- Three Double Bedrooms
- Utility Room And W/C
- Front And Rear Gardens
- Gas Central Heating
- Well Presented
- Conservatory
- Integral Garage
- Driveway Parking
- EPC Rating: tbc

**Offers Around £310,000**

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







A brilliant opportunity to acquire a well presented detached bungalow, situated on the edge of Haverfordwest town. Conveniently located close to an array of amenities, there is also easy access to public transport. With the added benefit of no onward chain, the bungalow would make a fantastic family home. Offering a sense of space throughout, the property which is in need of slight modernisation has endless potential. Viewing is highly recommended!

Upon entering the property into the entrance hallway, the accommodation comprises; kitchen/diner, utility room with w/c which also provides the integral access into the garage, living room with feature fireplace, family bathroom, and three double bedrooms. A conservatory is located off the living which provides an additional seating area overlooking the garden. The property benefits from UPVC double glazing and has gas central heating.

Externally, there is ample driveway parking and a well maintained front garden, home to a variety of plants and shrubs. An integral single garage provides further secure parking or a great storage space. The rear enclosed garden offers a lawned garden with summer house and a patio area, perfect for outside seating.

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 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 continue up the High Street out of the town centre. Bear right onto Dew Street. At the roundabout take the second exit onto Portfield/B4327. Turn left onto Snowdrop Lane, then turn left onto Snowdrop Close. The property will be straight ahead of you. What/Three/Words:///person.save.spicy

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