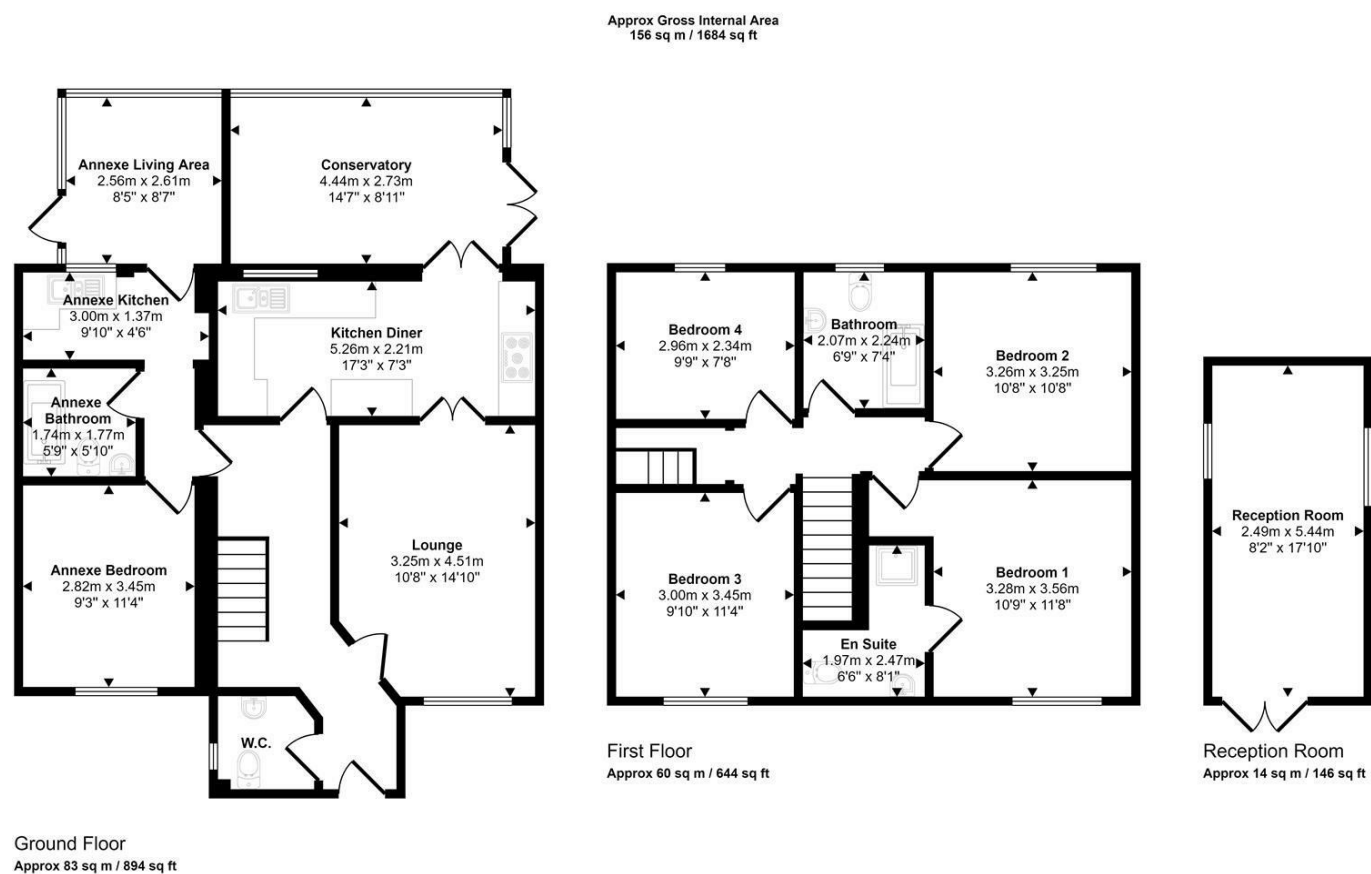




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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.

TAX: Band E

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

JETH/ESL/06/23/OKJETH

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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

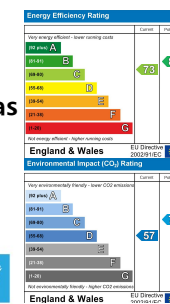


## 65 Tudor Gardens, Merlins Bridge, Haverfordwest, Pembrokeshire, SA61 1LB

- Detached Family Home
- Popular Cul De Sac Location
- Converted Garage
- Driveway Parking
- Double Glazing & Gas CH
- Five Bedrooms
- Two Reception Areas
- Conservatory
- Well Maintained Gardens Double Glazing & Gas CH
- EPC Rating: C

Offers Around £280,000

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*The Agent that goes the Extra Mile*





Well maintained detached family home offering versatile space, located in the popular area of Merlins Bridge. The main house offers a Lounge, Kitchen/Breakfast Room, Sun Room, downstairs WC, Five Double Bedrooms and a Family Bathrooms. There are steps leading up to a boarded attic space with windows, offering the potential for conversion into further living space (subject to any required planning permission).. The property is in a good decorative order with modern kitchen and bathroom suites, gas central heating and double glazing. Views of the Preseli hills can be enjoyed from the master bedroom.

Externally, the property is set back from the cul-de-sac and accessed down a gated driveway offering a sense of privacy. There is off road parking to the front and access to a converted garage which offers a fantastic space to work from home or would suit as a hobby room or workshop. To the rear is a well tended garden which is mostly paved to patio with a lawned area, feature pond and decorative flower borders. The annexe is served by its own outside patio space, with gated side access separating it from the main property.

This family home can be adapted to suit any family dynamic but lends itself perfectly to multi-generational living!

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 north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and birdlife



### DIRECTIONS

From our Haverfordwest branch, continue up High Street and onto Dew Street, until you reach the traffic lights, at which continue straight on, and continue straight at the next traffic lights. At the roundabout, take the third exit down Merlin's Hill, and at the next roundabout, take the second exit off up the Pembroke Road and take the fourth left turn into Greenhill Park Drive. At the junction straight ahead, turn left and follow the road around, taking the third left, where the property will be in the far left corner, denoted by our for sale board. What3 Words: gossiped.entitles.reissued

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