

## 17 Tudor Gardens, Merlins Bridge

£189,950 Freehold

Semi-Detached House • 3 Bedrooms, Lounge Diner, Kitchen Breakfast Room • Well-Presented Accommodation • Large Corner Plot • Beautiful Landscaped Gardens • Large Block Paved Driveway • Popular Residential Area







Blackbear are delighted to showcase 17 Tudor Gardens to the open market, a well-presented semi-detached property situated in a popular residential area on the edge of Haverfordwest town centre with all its amenities. 17 Tudor Gardens is situated on a very large corner plot within the estate and has the added benefit of beautifully landscaped gardens to the fore, side and rear including a large block paved driveway. The well-presented accommodation boasts lounge dining room, kitchen, 3 bedrooms and a family bathroom providing an exciting turn-key opportunity to reach the market- we highly recommend viewing.

The accommodation enters to a hallway with stairs leading to the first floor and a door to the left which takes you to the good size lounge dining area situated to the fore. Continuing through the double doors of the lounge you reach a modern kitchen dining area with French doors opening out onto the rear garden. The spacious landing area with storage cupboard provides access to the 3 bedrooms situated on the first floor and a well-presented family bathroom. The property benefits from uPVC double glazing throughout and gas central heating.





Externally, 17 Tudor Gardens stands alone, situated on a generously sized corner plot with grounds to the fore side and rear. Approaching from the fore, there is a block paved driveway with comfortable parking for multiple vehicles and a small lawn area. Gated side access leads to the beautifully landscaped rear garden which comprises; large lawn area, block paved areas, raised decked areas, Hobbit style retaining wall/wildflower patch and a range of trees, shrubs and flower borders.

Tenure: Freehold

Services: We are advised that all mains services are connected.

Local Authority: Pembrokeshire County Council

Council Tax: Band C

EPC Rating: C







#### Entrance Hall

#### Lounge Dining Room

15' 9" x 13' 11" (4.79m x 4.25m)

#### Kitchen Breakfast Room

13' 9" x 9' 10" (4.20m x 3.00m)

#### First Floor Landing

#### Bedroom 1

10' 10" x 9' 9" (3.29m x 2.98m)

#### Bedroom 2

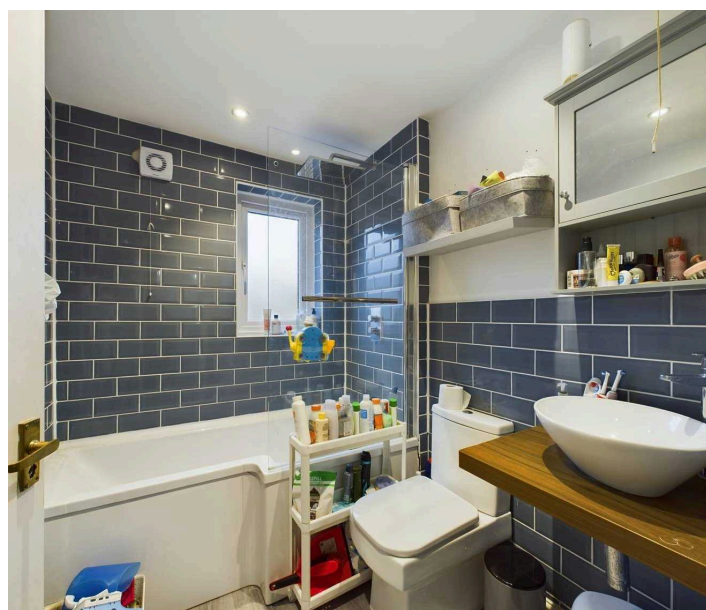
9' 8" x 7' 5" (2.94m x 2.25m)

#### Bedroom 3

6' 6" x 6' 1" (1.97m x 1.85m)

#### Bathroom

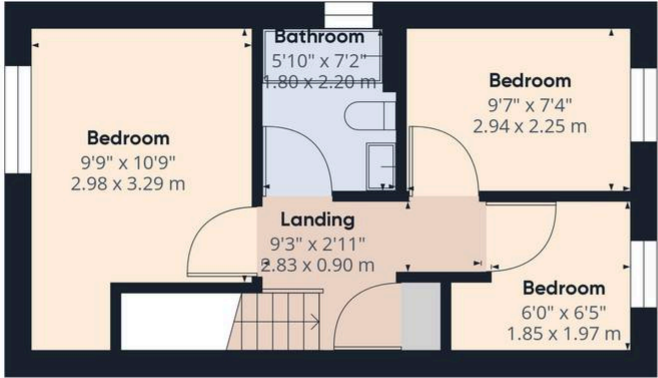
7' 3" x 5' 11" (2.20m x 1.80m)







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
678.24 ft<sup>2</sup>  
63.01 m<sup>2</sup>

**Reduced headroom**  
4.33 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

