



## 74 Haven Park Drive, Haverfordwest, Pembrokeshire, SA61

£260,000

- A 3 Bedroom Detached Bungalow
- Low Maintenance Garden, Garage & Off Road Parking
- Sought After Location
- No Onward Chain
- Corner Plot
- EPC Rating C

# 74 Haven Park Drive, Haverfordwest SA61 1DN

A 3 Bedroom Detached Bungalow Situated On A Corner Plot In A Sought After Area Within Close Proximity To The County Town Of Haverfordwest And Its Local Amenities. Benefitting From Low Maintenance Garden, Garage & Off Road Parking. Requiring Some Modernisation But With No Onward Chain This Property Would Be Ideal For First Time Buyers, Growing Families And/Or Retirement.



Council Tax Band: E



## Property

74 Haven Park Drive is a 3 bedroom detached bungalow sitting on a corner plot in a popular residential area within close proximity to the historic town of Haverfordwest and its local amenities. The accommodation all on one level briefly comprises: living room, dining room, kitchen, bathroom, cloakroom and 3 bedrooms. This bungalow also benefits from a low maintenance garden, single garage and off road parking. Although requiring some modernisation to the decor, viewing is highly recommended to appreciate the potential this property has to offer.

## Location

Haven Park Drive is a quiet and sought after residential area within close proximity to the town centre of Haverfordwest and its local amenities which include supermarkets, transport links, restaurants, public houses, hospital, sports and leisure facilities, Pembrokeshire College and primary and secondary schools. The property overlooks, and is in easy walking distance of, Haverfordwest's racecourse which accommodates two cricket pitches, three football pitches, one and a quarter miles of all weather walkways, many acres of woodland and acres of grassland which has proven popular with dog walkers, families and active runners. It is situated approximately 6 miles from the sandy beach of Broad Haven and the Pembrokeshire Coastal Path which offers breathtaking coastal walks.

## Directions

From our office in Haverfordwest, proceed straight up High Street and at the traffic lights at the top of Dew Street take the right hand turn onto Albert Street, continue along this road going past the Tesco Extra onto the Broad Haven Road. Take the left hand turn into Haven Park Avenue and taking the right hand turn onto Haven Park Drive, No. 74 can be found at the entrance to Haven Park Crescent on your left hand side clearly identified by our Town, Coast & Country Estates For Sale board. For GPS purposes the post code for the property is SA61 1DN

The property is approached by a single pedestrian gate and paved path with step up to partially obscure glazed entrance door into

## Entrance Hallway

Airing cupboard. Loft access. Radiator. Door to

## Living Room

18'10 x 11'10

Windows to front and side. Electric fire with decorative wooden surround. Radiator. Archway into

## Dining Room

11'7 x 9'10

Window to side. Hatch to kitchen. Radiator.

## Kitchen

13'8" (max) x 11'6" (max)

Window and partially obscure glazed door to rear external. Range of wall and base units with work surface over. Integrated electric oven, gas hob with extractor over and dishwasher. Stainless steel 1 1/2 bowl sink and drainer with mixer tap. Wall mounted Logic combi boiler. Radiator. Hatch to dining room.

## Bathroom

8'5 x 5'8

Obscure glazed window to rear. Tiled walls. Shower cubicle with electric shower. Bath with mixer tap and shower attachment. Wash hand basin. Radiator.

## Cloakroom

8'5 x 2'8

Obscure glazed window to rear. Wash hand basin. W/c.

## Bedroom

11'8 x 10'10

Window to side. Radiator.

### **Bedroom**

11'11 x 10'10

Window to front. Radiator.

### **Bedroom**

10'4 x 8'11

Window to front. Radiator.

### **Garage**

16'2 x 8'7

Remote controlled up and over door to front. Obscure glazed window to side and door to rear. Space and plumbing for washing machine and tumble dryer. Light and power.

### **Externally**

To the front of the property is a paved driveway offering off road parking leading to single garage. A walled garden with mature flowers and shrubs is laid mainly to lawn and gravel with a single gate and a paved pedestrian path to the entrance door. The garden wraps around to the rear of the property and a wooden pedestrian gate leads to the enclosed rear garden laid to patio with gravel areas housing the greenhouse and garden storage shed.

### **Tenure**

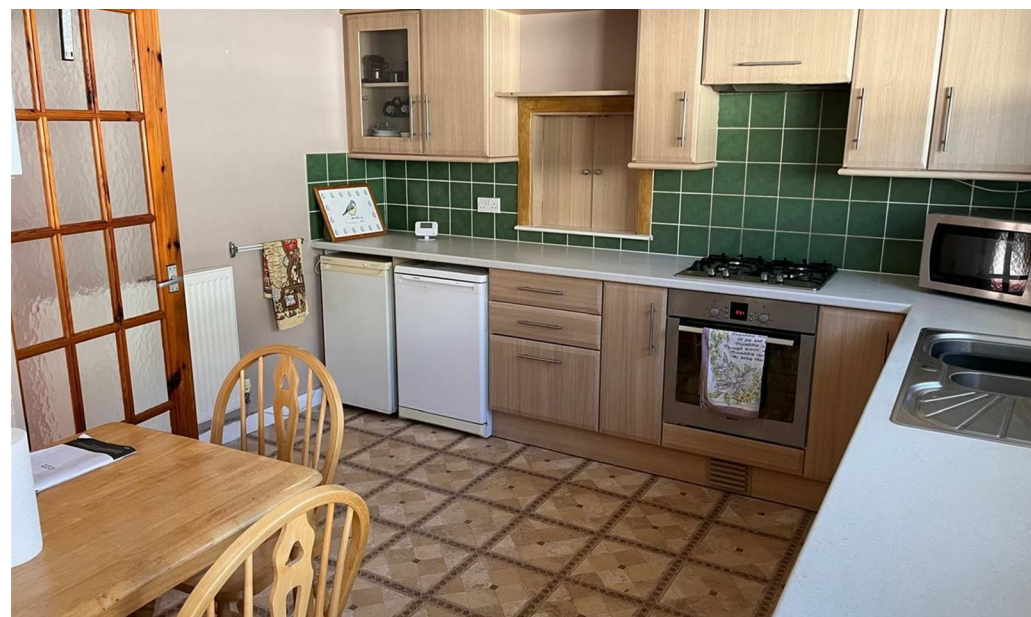
We are advised that the property is Freehold.

### **Services**

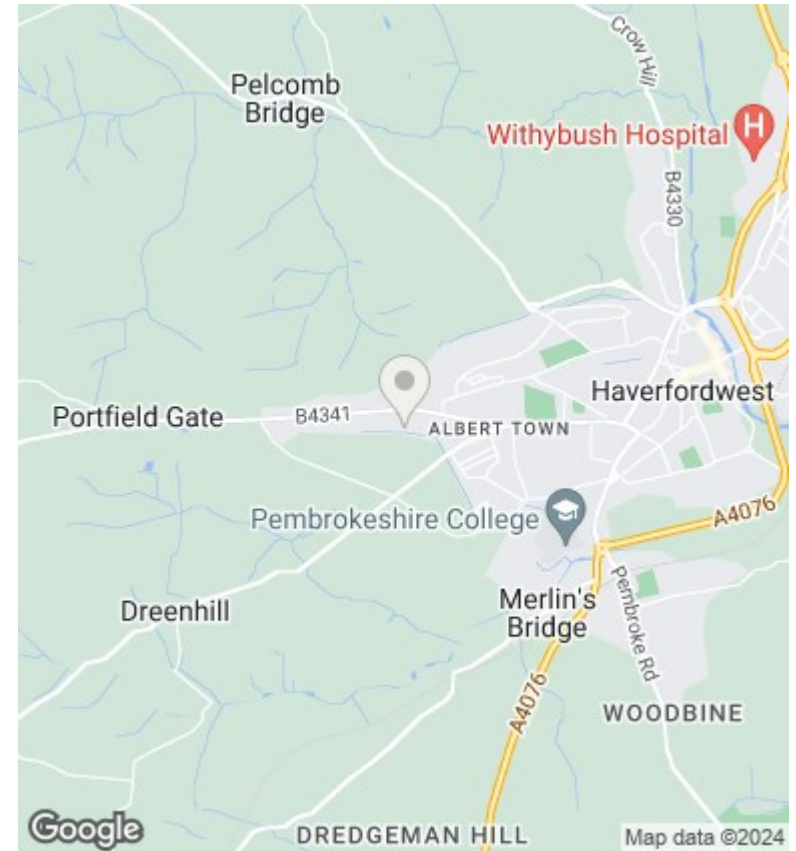
Mains electricity, gas, water and drainage.

### **Viewings**

Strictly by appointment through Town, Coast & Country Estates please.







**General Information**

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	