



17 Douglas James Way, Haverfordwest, SA61 2TQ

Offers Over £265,000

*No Chain

*Popular residential setting just off the Haven Road

*3 Double Bedrooms

*Gardens to the front and rear

*Detached Garage

*Ideally suited as a family home

*Viewing to appreciate the setting and quality of this home is highly recommended

Situation

Douglas James Way is a highly sought after residential location, that occupies a quiet position, just off the Haven Road on the western periphery of the market town of Haverfordwest, which has the benefit of an extensive range of services and facilities. There is a convenience store a few minutes' walk and the Tesco supermarket is within a ½ mile or so.

The Haverfordwest Circular bus service route passes nearby at Trafalgar Road and provides a regular link to the town centre, which offers a wide range of shops etc, bus and train stations, with other social amenities also within easy reach.

The superb scenery of the renowned Pembrokeshire Coastline lies some 6 miles or so to the west, at the popular beachfront village of Broad Haven which lies within the Pembrokeshire Coast National Park and on the long-distance coast path which meanders its way around the stunning coastline for 180 miles from Amroth in the east to the banks of the River Teifi at St. Dogmaels in the north.

The location is ideally suited to purchasers looking for a home in a quiet neighbourhood yet within easy reach of the town centre.

Description

17 Douglas James Way comprises a detached bungalow of Tyrolean and smooth rendered cavity block walls under a pitched fibre slate roof. The property is set back off the road with a small front lawn with a driveway to the side providing off-road car-parking for several vehicles and leading to a sizable detached garage. Two steps lead to the UPVC double glazed entrance door that opens into the accommodation which comprises:-

Entrance Hallway

with 15 pane door opening into the Sitting Room, Kitchen and inner hallway with loft access and airing cupboard.

Living Room 12'11" x 19'10" (3.95 x 6.05)



a light and airy room with double aspect windows ; wall lighting, 2 radiators and a focal point of a fireplace and surround.

Kitchen/Diner 10'9" x 23'9" (3.30 x 7.25)



divided into two distinct area with the dining area being to the fore and at a slightly raised level with a carpeted floor. There is a window to the fore and a radiator.

The Kitchen is well-equipped with a range of fitted base units with complimentary work surfaces over and incorporating a 1 ½ bowl sink unit, electric hob with extractor hood over, eye level oven and combination oven, together with a built-in 'fridge freezer and plumbing for a washing machine. Further storage in matching wall mounted cupboards. There is a window and a door leading to the side..

Wet Room



Fitted in a contemporary style with a walk-in shower cubicle with, vanity wash-basin and W.C.and two towel rail style radiators.

Bedroom 1 11'3" x 10'0" (3.45 x 3.05)



With window to the side, radiator and fitted wardrobe.

Bedroom 2 11'3" x 10'0" (3.45 x 3.05)



With window to the rear, radiator and fitted wardrobe.

Bedroom 3 12'11" x 10'7" (3.95 x 3.25)



With window to the rear, radiator and fitted wardrobe.

Externally



In addition to the lawned area to the fore and the driveway to the side, there is a pleasant lawned garden to the rear, together with a patio. Detached garage 5.35m x 3.60m with an automatic electric door, power points and door to the rear opening into a Utility Area 5.35m x 1.95m with door opening into garden.

Tenure

Freehold with vacant possession on completion. NO FORWARD CHAIN.

Services

All mains services are connected with full gas-fired central heating and UPVC double glazing.

Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire. SA61 1TP. Tel 01437 764551.

General Remarks

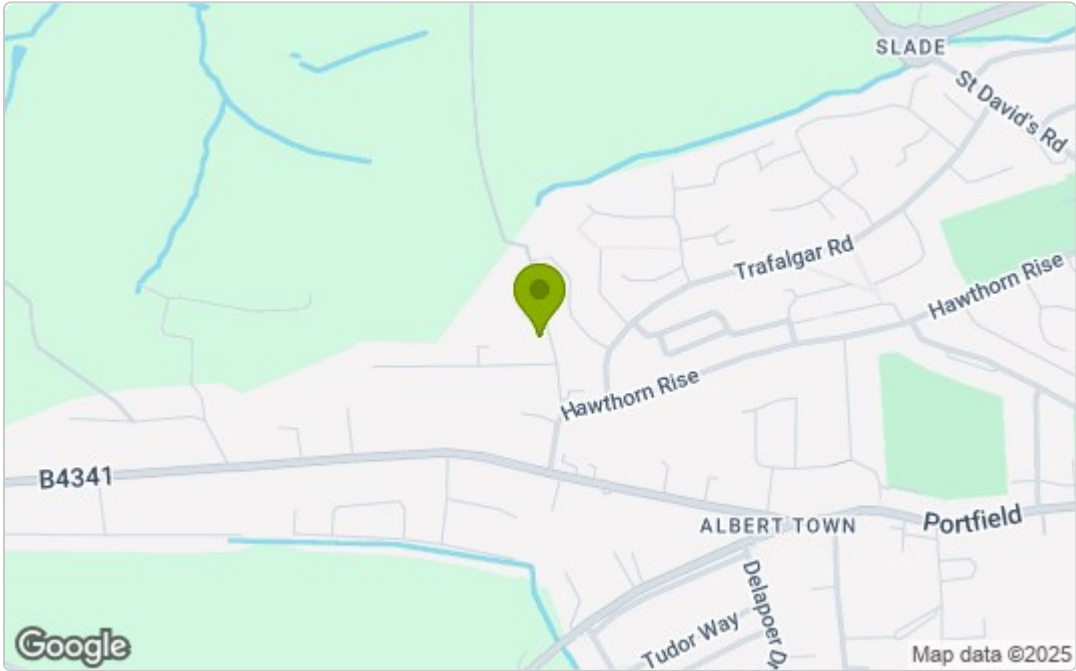
The sale of 17 Douglas James Way offers an opportunity to purchase a deceptively spacious detached bungalow that is ideally suited as a family or retirement home in a popular residential location. The well presented accommodation is light and airy throughout, with all of the rooms being of a good size that require a personal inspection to be fully appreciated. The grounds to the rear are quite private and the garage has plenty of potential for overspill accommodation subject to planning.

Viewing is highly recommended to those purchasers looking for a home in one of the most sought after areas within the town of Haverfordwest and with the added benefit of no forward chain.

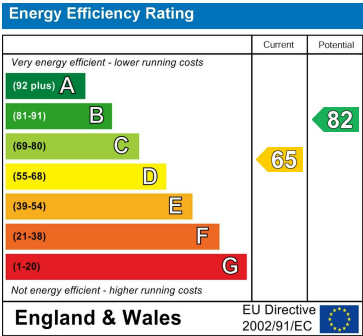
Floor Plan



Area Map



Energy Efficiency Graph



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