

VIEWING: By appointment only via the Agents.

TENURE: Freehold

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

Property has Mains Electric, Mains Water, Mains drainage.

HEATING: Gas

TAX: Band D

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

JETH/ESL/08/25/DRAFT

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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



109 Tudor Gardens, Merlin's Bridge, Haverfordwest, Pembrokeshire, SA61 1LQ

- **Beautifully Presented**
- **Three Bedrooms**
- **Front And Rear Gardens**
- **Convenient To Haverfordwest**
- **Integral Garage**
- **Driveway Parking**
- **Gas Central Heating**
- **Lovely Family Home/First Time Buy**
- **EPC Rating: D**

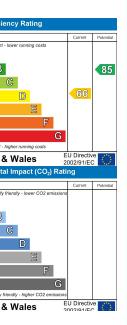
Offers In The Region Of £250,000

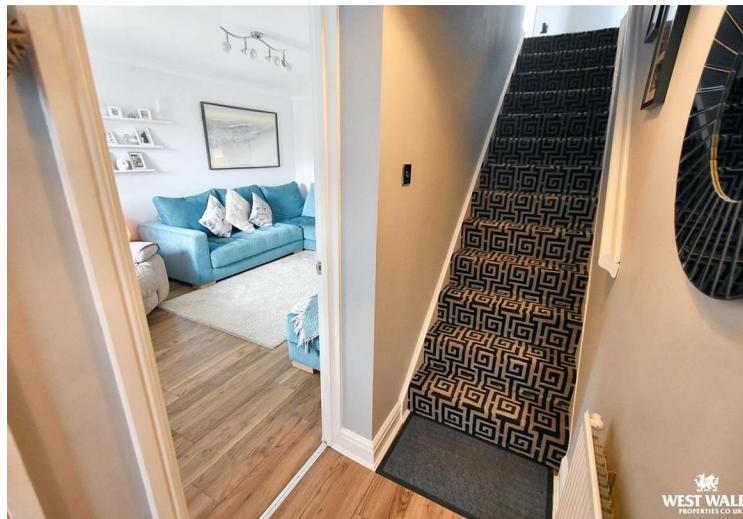
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The Agent that goes the Extra Mile





A beautifully presented detached house located in a popular residential area, convenient to Haverfordwest with its many amenities including college, hospital and retail parks. This lovely property would make a fantastic family home, or first time buy!

The layout briefly comprises of an entrance hall with cloakroom, living room with French doors leading to an open plan kitchen/diner, utility room and integral garage. On the first floor is a landing leading through to three bedrooms and a family bathroom. The property is in an excellent decorative order, with gas central heating and double glazing.

Externally, the property sits in a pleasant cul-de-sac with a driveway providing off road parking to the front and access to the integral single garage. The front garden boasts tonnes of curb appeal, as does the characterful patterned red brick/mock Tudor finish of the building. To the rear of the property is a further lawned south-facing garden which is enclosed by fencing and has a pedestrian side gate.

Viewing is highly recommended!

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. Follow the numbered signs to 109 Tudor Gardens.
What3Words://kindest.decoder.cleanser

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.