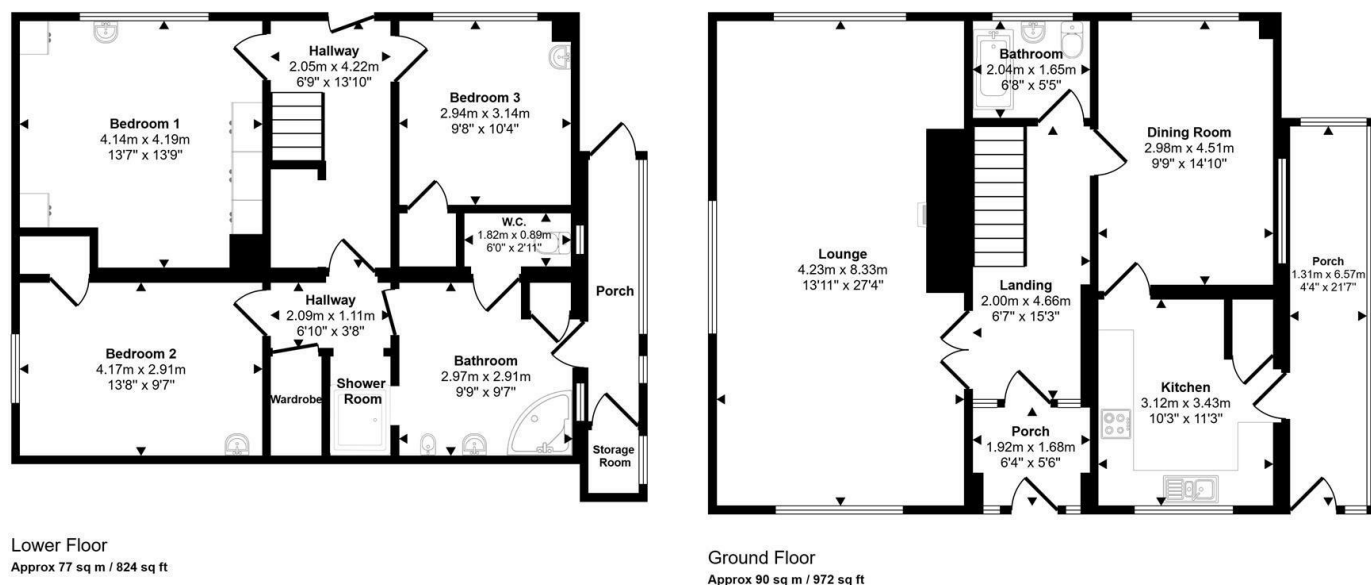


Approx Gross Internal Area
167 sq m / 1796 sq ft



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: 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, Mains Gas

HEATING: Gas

TAX: Band D

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

JETH/ESL/06/26/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

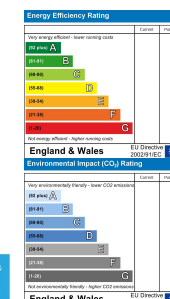


Heddfan, 80 Slade Lane, Haverfordwest, Pembrokeshire, SA61 2HY

- Detached House
- Two Reception Rooms
- Driveway, Car Port And Detached Garage
- Close To Amenities
- Gas Central Heating
- Three Bedrooms
- Front And Rear Gardens
- No Onward Chain
- Popular Residential Area
- EPC Rating: TBC

Offers Around £295,000

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The Agent that goes the Extra Mile





Heddfan is a detached home occupying a convenient location on the outskirts of Haverfordwest, offering generous accommodation, attractive outdoor space, and excellent potential for modernisation. Available with the added benefit of no onward chain, this property presents an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements.

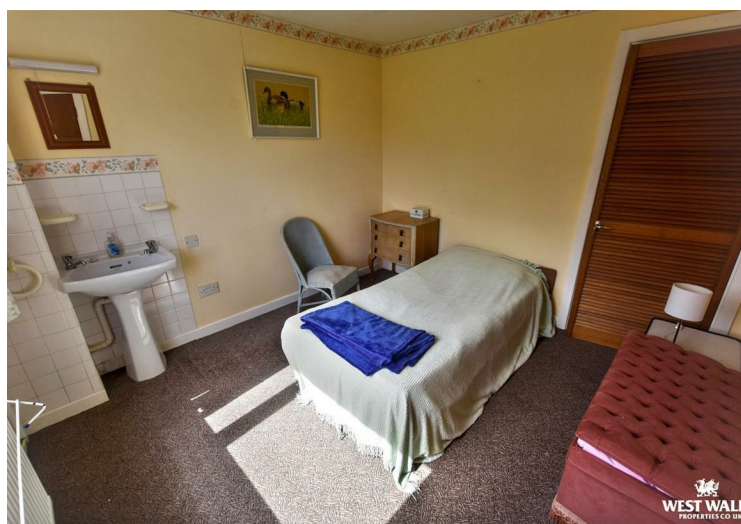
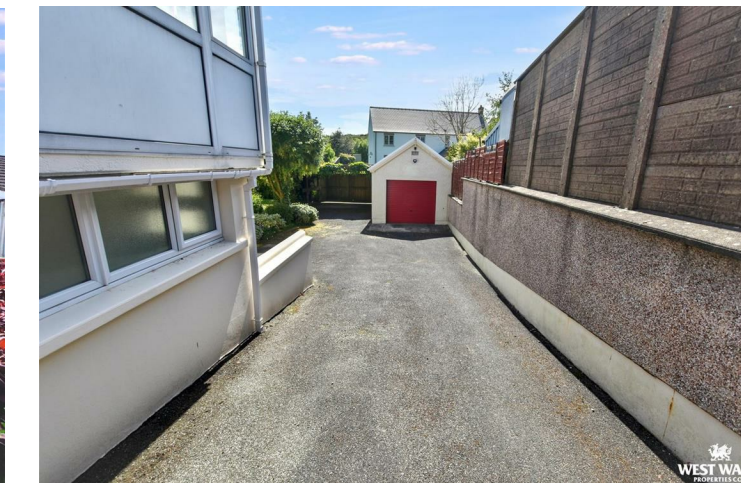
The accommodation briefly comprises an entrance vestibule leading into a welcoming hallway, an open-plan living room featuring a full-width picture window overlooking the garden and flooding the space with natural light, a separate dining room, and a kitchen with space for utility appliances. A side porch and family bathroom complete the ground floor, along with a useful additional storage room.

The lower ground floor provides three well-proportioned double bedrooms, each benefiting from a wash hand basin, together with a bathroom and a separate shower, offering excellent practicality for family living.

The property benefits from gas-fired central heating and double glazing throughout. While some updating and modernisation would be advantageous, the home offers fantastic scope to enhance and add value, making it an appealing prospect for a wide range of purchasers.

Externally, the property enjoys a well-maintained gravelled frontage, creating an attractive first impression and excellent kerb appeal. To the side, a gated driveway provides ample off-road parking and access to a detached single garage and adjoining car port. The lawned garden and patio seating area offer a pleasant outdoor space for relaxation and entertaining.

Combining a desirable location, generous accommodation, and significant potential, Heddfan represents an excellent opportunity to acquire a detached home with scope to create a wonderful family residence.



DIRECTIONS

From our Haverfordwest office proceed up High Street, following the one way system around town, down Barn Street. Take the second exit at the mini roundabout, passing Lidl on your left. After the traffic lights take the first left. Proceed up the hill and the property will be found on your left hand side What3words ///toxic.risk.pint

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