

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: We are advised Freehold

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

COUNCIL TAX: Band 'C'

HEATING: Gas

ref: JETH /LLE / AUG/ 25/DRAFT

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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

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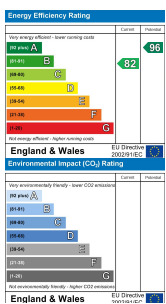


## 109 Tasker Way, Haverfordwest, Pembrokeshire, SA61 1FE

- End Of Terrace House
- Two Double Bedrooms
- Cloakroom
- Driveway Parking
- UPVC Double Glazing
- Immaculately Presented
- Contemporary Kitchen/Diner
- Low Maintenance Garden
- Gas Central Heating
- EPC Rating: B

Offers Around £180,000

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*The Agent that goes the Extra Mile*







A great opportunity to acquire an immaculately presented end of terrace house, situated on the highly desirable cul-de-sac of Tasker Way. Conveniently located on the edge of Haverfordwest, you are within easy reach of local amenities, schools, and transport links. The property presents a suitable opportunity for those looking to get onto the property ladder or expand a rental portfolio. The property offers a practical living space, ideal for first-time buyers or investors. Viewing is highly recommended!

The accommodation comprises; entrance hallway with a cloakroom, the living room, and a modern kitchen/diner with patio doors opening out onto the garden. Upstairs provides two double bedrooms and a family bathroom. Boasting a stylish neutral decor throughout, the property benefits from UPVC double glazing and gas central heating.

Situated towards the end of the cul-de-sac, the property benefits from driveway parking to the front. A paved pathway leads up to the front door, with a flower bed adding a flare of colour. The rear is home to a low maintenance enclosed rear garden. A patio area provides space for outside seating, ideal for this summer evenings relaxing with family and friends.

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, mainline train station, new leisure centre/swimming pool, cinema, restaurants and pubs. 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 northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife.



#### DIRECTIONS

From Haverfordwest, take Dew Street to Milford Road/A487 out of the centre. Continue onto Milford Rd/A487, and then at the roundabout, take the 4th exit onto Scarrowscant Lane. Turn left to stay on Scarrowscant Lane, and then turn left onto Tasker Way. Drive through the cul-de-sac towards the end, where the property will be on the left hand side. What/Three/Words: ///trees.pencil.bike

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.