



**23 Maes Yr Hedydd, Haverfordwest, SA62 6QW**

**Offers Over £250,000**

- \*Situated in the sought-after St Davids area in a quiet and desirable location.
- \*Detached four-bedroom house positioned on a generous, well-sized plot.
- \*Large driveway providing off-road parking for up to four vehicles.
- \*Double garage with electric doors and integral internal access.
- \*Front and rear gardens with extensive lawns, mature hedgerows, and established shrubs.
- \*Two spacious reception rooms offering flexible family living space.
- \*Property in need of updating and modernising, offering excellent potential to add value.
- \*Offered for sale via informal tender, presenting a fantastic opportunity for buyers.
- \*No onward chain

## Description/Situation



Located in the sought-after St Davids area, this detached four-bedroom property sits in a quiet and desirable location and offers an exciting opportunity for those looking to create their ideal family home. Set on a large plot, the home benefits from generous front and rear gardens, ample off-road parking for up to four vehicles, and a double garage with electric doors.

Inside, the accommodation includes two spacious reception rooms, providing flexible living space suited to modern family life. While the property is in need of updating and modernisation, it presents superb potential for a buyer wishing to add their own style and value.

Offered for sale via informal tender, this rarely available home combines space, privacy, and excellent potential in one of the area's most popular residential settings.

## Informal Tender Bidding

Bidding by Informal Tender:

The closing date for tender is Monday 12th January at 1pm.

Tenders must specify the price tendered for the property as an exact sum of money and referential bids will be invalid.

The Vendors do not bind themselves to accept the highest or any tender for the property.

All tenders to be sent in writing to JJ Morris Estate Agents, 4 Picton Place, Haverfordwest, SA61 2LX stating any conditions attached to the offer together with means of finance i.e subject to sale of property, cash purchase, mortgage.

The property and land being sold subject to contract.

Prospective purchasers are advised to make a reference to the Solicitor who will act in the purchase.

Search fees will be paid for by the buyer.

## Entrance Hallway



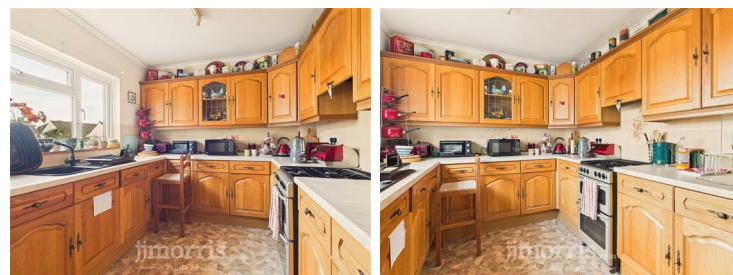
Property accessed via pvc glazed door, integral door to garage, fitted cupboard space, radiator, stairs leading to first floor landing, doors leading off to:

## Lounge



Double glazed window to rear, sliding patio doors to rear leading out to garden space, marble feature fireplace with gas fire insert, radiator.

## Kitchen



Double glazed window to fore, a range of wooden wall and base units with work surface over, composite sink and drainer with mixer tap over, tie splash back, free standing oven unit to include gas hob and electric oven, extractor hood over, radiator.

## Dining Room



Double glazed window to side, radiator, wall mounted shelving.

## W.C.



Wash hand basin, w.c, tile splash back, tiles to floor, extractor fan.

## First Floor Landing



Double glazed window to side over staircase, wooden balustrade, loft access, doors leading off to:

## Bedroom 1



Double glazed window to rear, radiator, door to ensuite.

### Ensuite



Obscure double glazed window to side, low level w.c, wash hand basin, radiator, shower enclosure with electric shower.

### Bedroom 3



Double glazed window to side, radiator.

### Bedroom 2



Double glazed window to side, radiator.

### Bedroom 4



Double glazed window to side, radiator, large wardrobes.

## Bathroom



Obscure double glazed window to rear, half height wall tiles, low level w.c, wash hand basin, bath with mixer tap over, radiator.

## Double Garage

Electric doors to fore, integral door leading into hallway, wall mounted Worcester gas boiler, double glazed window to rear, pvc door to rear leading into garden, plumbing for washing machine, space for white goods, base units with work surface over.

## Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax: Band E

## External



Set well back from the road, the property enjoys an impressive frontage with a generous driveway providing

off-road parking for up to four vehicles. The large lawned area to the fore is beautifully complemented by mature hedgerow borders, creating an attractive and welcoming first impression.

Gated side access leads through to the private and fully enclosed rear garden—an ideal retreat for families and those who enjoy outdoor living. This spacious area is bordered by a variety of established hedging and shrubs, offering a lovely backdrop of greenery and a high degree of privacy. The garden provides ample scope for landscaping, entertaining, or simply relaxing in a peaceful setting.

For added convenience, an integral door gives direct access into the double garage, making day-to-day life even easier.

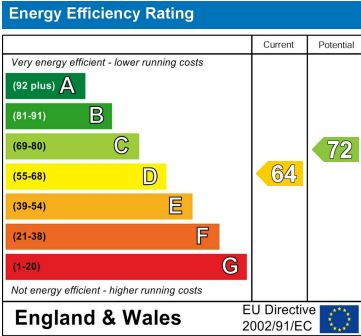
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.