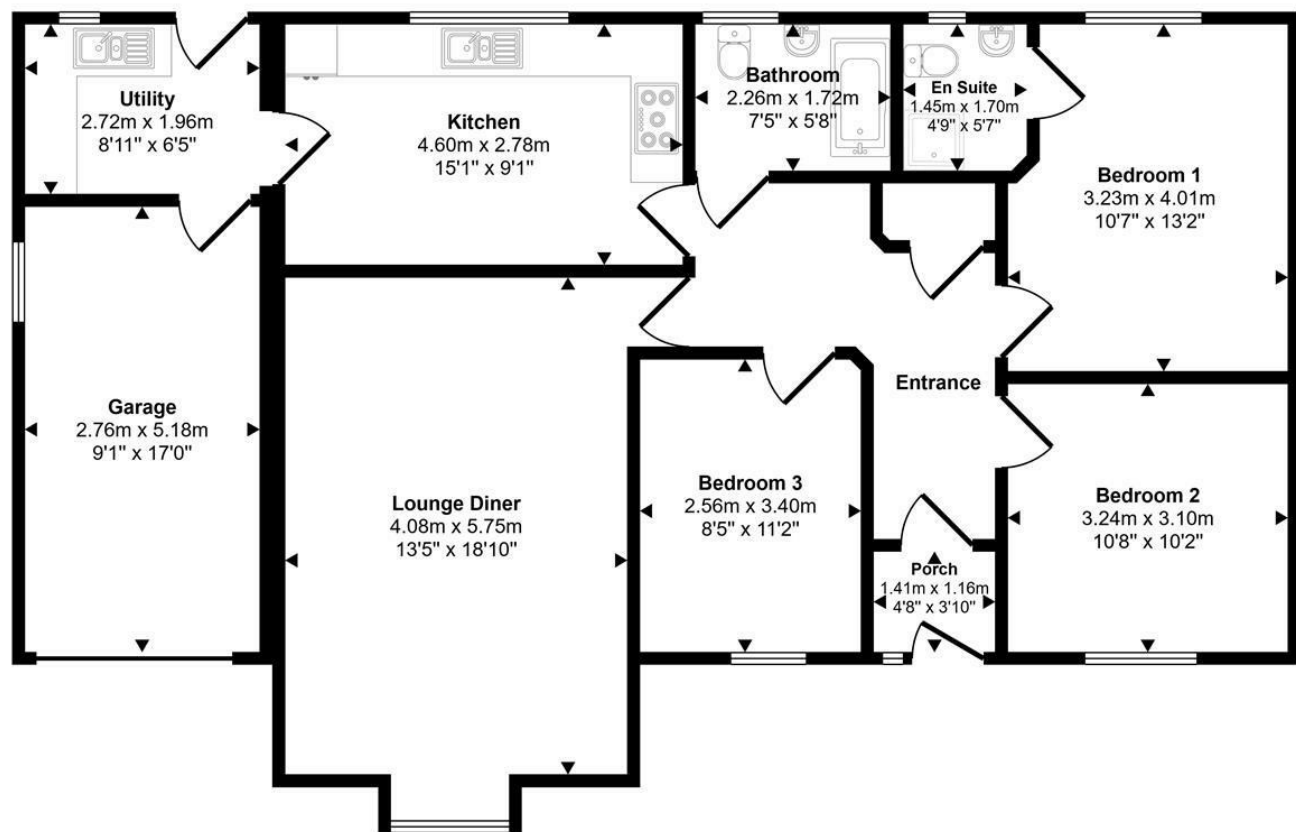


Approx Gross Internal Area  
114 sq m / 1223 sq ft



Floorplan

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.  
Gas Central Heating, Mains Water, Mains Electric Mains Drainage  
TAX: Band E  
We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/10/25/JETH

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](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

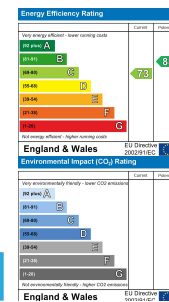


## 35 Heritage Gate, Haverfordwest, Pembrokeshire, SA61 2RF

- NO ONWARD CHAIN
- Three Bedrooms
- Double Glazed
- Garden To Rear
- Sought After Location
- Detached Bungalow
- Master Bedroom With En-Suite Shower Room
- Gas Central Heating
- Edge of Town
- EPC Rating C

**£320,000**

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**The Agent that goes the Extra Mile**







A detached bungalow located on a cul-de-sac, in the popular residential area of Heritage Gate. The property is conveniently located on the outskirts of town, with easy access to amenities, schools and public transport links.

The layout of the property briefly comprises of a porch, an entrance hall, lounge, a Howdens Kitchen/Diner, utility room, three bedrooms and a bathroom. The property benefits from UPVC double glazing and gas central heating.

Externally, there is a driveway to the front providing off road parking and there is an integral single garage. To the front of the property is a lawned area and to the rear is an enclosed garden. There is also gated pedestrian side access.

The property is ideally located within 10 minutes walking distance of Haverfordwest Town Centre. 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 our office in Haverfordwest take the dual carriageway to the Morrisons roundabout and take the 3rd exit up Prendergast, and turning right towards Cardigan. Heritage Gate will be found on the right hand side just before the next roundabout. Turn into Heritage Gate and follow the road, the property on the left hand side, denoted by our sign. What3Words: Micro.asleep.dispensed

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