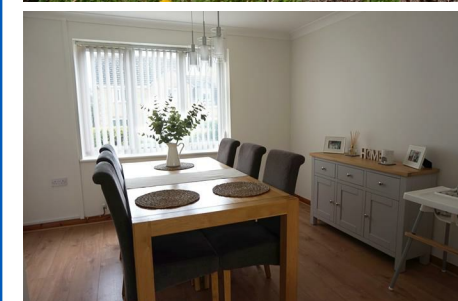




Ground Floor



First Floor

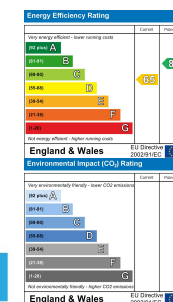


**43 Fair Oakes, Haverfordwest, Pembrokeshire, SA61 1EE**

- Detached Dormer Bungalow
- Gas Central Heating
- Large Rear Garden
- Corner Plot
- EPC Rating: D
- Immaculately Presented
- uPVC Double Glazing
- Driveway & Garage Parking
- Utility Room
- Tax Band: E

**Offers In Excess Of £300,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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.  
TAX: Band E

SSG/AMR/05/21/OK17062021SSG

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

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**The Agent that goes the Extra Mile**



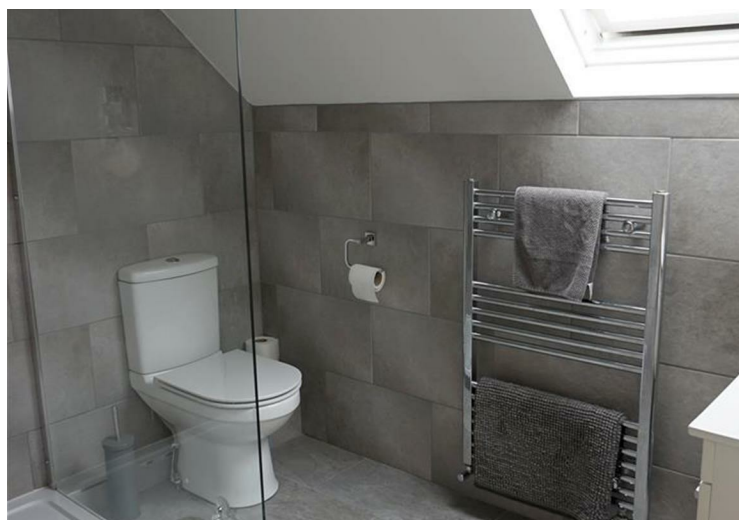
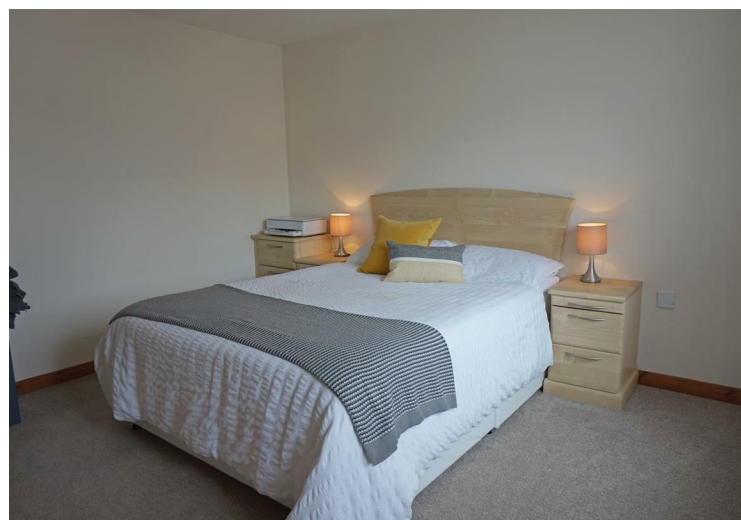
Immaculately presented, this detached Three Bedroom property is situated on the periphery of Haverfordwest. Ideally located close to schools, the Pembrokeshire college, shops and other local amenities, this property would make an Ideal Family Home.

Benefitting from Gas Central Heating and Double Glazing, this well presented property briefly comprises; Hallway, Kitchen with a selection of wall and base units, and fitted appliances, WC/Utility Room, Lounge/Diner with sliding patio doors that take you out to the large garden, with the first bedroom and family bathroom located on the ground floor. Stairs lead up to a further two bedrooms with fitted wardrobes in one and a shower room.

Externally, there is Driveway Parking for 3 vehicles, a Garage, an attractive Front Garden with mature shrubs with a concrete path leading to the front door and around to a private, enclosed, south facing Rear Garden, with a flat, lawned area, patio section and a wooden storage shed.

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, wildflowers and birdlife.



**HALL**

4'1 x 14 (1.24m x 4.27m)

**BEDROOM 2**

15 x 10'11 (4.57m x 3.33m)

**LOUNGE**

13 x 12 (3.96m x 3.66m)

**BEDROOM 3**

15 x 11'1 (4.57m x 3.38m)

**DINING ROOM**

10 x 10'11 (3.05m x 3.33m)

**SHOWER ROOM**

7 x 5'1 (2.13m x 1.55m)

**BATHROOM**

5 x 8 (1.52m x 2.44m)

**LANDING**

7 x 6 max (2.13m x 1.83m max)

**KITCHEN**

11 x 12 (3.35m x 3.66m)

**UTILITY**

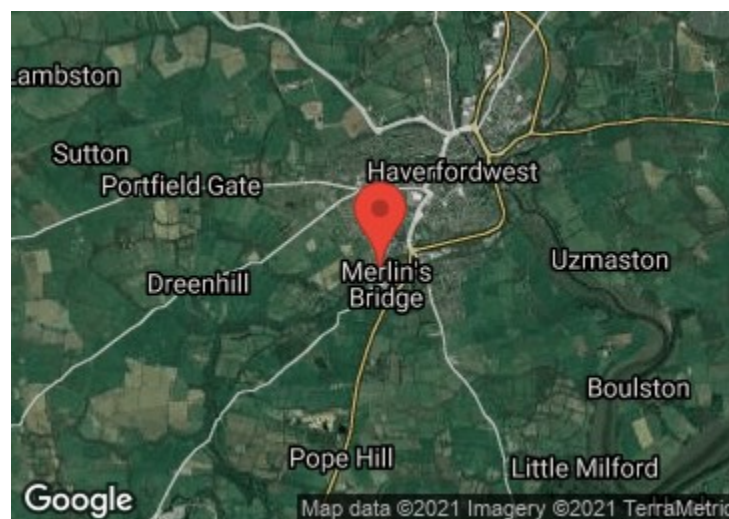
6'8 x 5'1 (2.03m x 1.55m)

**BEDROOM 1 (DOWNSTAIRS)**

12 max x 11 (3.66m max x 3.35m)

**GARAGE**

15'5 x 9'11 (4.70m x 3.02m)



**DIRECTIONS**

From our Haverfordwest Branch, continue up High Street, continuing straight ahead at the two sets of traffic lights. At the roundabout, take the fourth exit into Caradog Well's Road, following up the hill, taking the left turn into Glenover Fields. Take the first left onto Fair Oakes and carry on down to the road and the property will be found on the left hand side.

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