

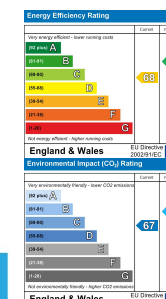


95 Baring Gould Way, Haverfordwest, Pembrokeshire, SA61 2SB

- Well Presented Property
- Contemporary Kitchen / Breakfast Room
- Stylish Bathroom
- Modern Decor
- Purpose Built Shed
- Attractive Family Home
- Three Sizeble Bedrooms
- South facing rear garden
- Gas CH & DG
- EPC Rating : D

Offers In Excess Of £145,000

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 C

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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.

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

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The Agent that goes the Extra Mile



Positioned in a popular residential area within walking distance to the town centre amenities and schools. This delightful family home boast' gas central heating and double glazing.

The sizable family accommodation comprises; Entrance hall, Living room, modern 21' Kitchen/Breakfast room with a range of wall and base units with integrated oven and hob, extractor hood over, built in larder and door to garden. On the first floor are two double bedrooms, and one single, The contemporary family bathroom is tastefully tiled with white three piece suite. To the front of the property are provisions for a driveway which would give parking for two cars (subject to the necessary consents). The rear south facing garden has also been designed for ease of maintenance mostly laid to lawn with two patio areas sheltered from the wind. There is a purpose-built shed having both power and lighting.

Internal viewing is highly recommended to appreciate the size of the property and the quality of the finish.

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, 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 northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers and bird life.

Entrance Hall	Kitchen/Breakfast Room	Bedroom	Bedroom
	10'2" x 21'4" (3.10m x 6.50m)	10'2" x 10'10" (3.10m x 3.30m)	9'7 x 9'1 max (2.92m x 2.77m max)
Living Room	Landing	Bedroom	Purpose built shed
10'2" x 14'5" (3.10m x 4.39m)	Bathroom	10'2" x 10'10" (3.10m x 3.30m)	10'6 x 9'2 (3.20m x 2.79m)

DIRECTIONS

From our Haverfordwest office follow the one-way system around the town up City Road, Continue around the bend and take the right hand turn into Baring Gould Way where the property is the first on your right-hand side denoted by our for sale board.

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