

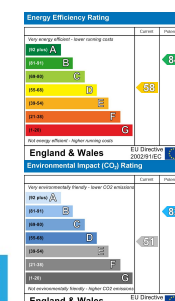


23 Byron Road, Priory Park, Haverfordwest, Pembrokeshire, SA61 1RQ

- Detached House
- Modern, Fitted Kitchen
- Family Sized Bathroom
- Off Road Parking
- Family Home
- Three Bedrooms
- Two Reception Rooms
- Front and Rear Gardens
- Walking Distance to Town
- EPC Rating: D

Offers In Excess Of £185,000

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



View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised Freehold
Tax: Band D

AGENTS VIEWING NOTES: We would respectfully ask you to call our office before you view this property internally or externally

RS/EG/03/10/19/AF

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.

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The Agent that goes the Extra Mile



An immaculately presented family size property, situated within a ten minute walk to the town centre, local leisure centre and waterside walks, with driveway parking and attached garage. Benefitting from gas central heating and double-glazing, the accommodation briefly comprises Hallway, WC, Living Room, Dining Room and Kitchen fitted with high gloss units with integrated appliances on the Ground Floor. Stairs lead up to Three Bedrooms, airing cupboard and Family Bathroom on the First Floor. Externally, the property benefits from off road parking, for at least two cars. The enclosed garden to the rear is laid mainly to lawn with patio area and stepping stones to the back fence.

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, wild flowers and birdlife.

Hallway

5'6" x 3'7" (1.7m x 1.1m)

Dining Room

8'6" x 8'10" (2.6m x 2.7m)

Bedroom

6'10" x 7'6" (2.1m x 2.3m)

WC

2'11" x 6'2" (0.9m x 1.9m)

Kitchen

8'6" x 8'10" (2.6m x 2.7m)

Bathroom

5'6" x 7'6" (1.7m x 2.3m)

Lounge

13'1" x 17'8" (4m x 5.4m)

Bedroom

9'10" x 9'6" (3m x 2.9m)

Bedroom

8'10" x 9'10" (2.7m x 3m)



DIRECTIONS

From our Haverfordwest Office take the left turning onto Quay Street and proceed up Union Hill. At the top of Union Hill take the first left into Spenser Way, take the right turning onto Shelley Road, then take the left onto Byron Road. The property will be found ahead on the left hand side denoted by a West Wales Properties for sale sign.

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