



39 Tudor Gardens, Merlins Bridge, Haverfordwest SA61 1LB

Offers in the region of £169,950

NO CHAIN

Immaculate Throughout

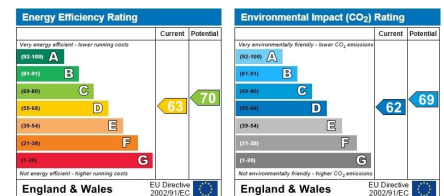
3/4 Bedrooms

2 Reception Rooms

Family Bathroom

Off Road Parking

Situated In A Popular Location



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AW/DT/73935/060120

DESCRIPTION

**** NO CHAIN ****

If you are looking for a family size home that you could move straight into, look no further! This is an immaculate 3/4 Bedroom Detached House in a popular residential development in Merlins Bridge. The property has been redecorated throughout and is ready for the next buyer to move straight in! The property comprises Hallway, Cloakroom, Lounge, Dining Room/Bedroom 4, Kitchen, Utility, 3 Bedrooms and Family Bathroom. Externally there is off road parking to front and to rear, an enclosed garden with lawn and decked area. This really is a must view property to appreciate its size and what it has to offer!

ENTRANCE HALL

8'05 x 3'02 (2.57m x 0.97m)

Half obscured door to front aspect, radiator.

CLOAKROOM

4'09 x 2'10 (1.45m x 0.86m)

Obscured glazed window to side aspect, low level WC, wash hand basin, radiator, laminate flooring.

LOUNGE

15'0 x 14'07 (4.57m x 4.45m)

Double glazed window to front aspect, radiator, electric fire, carpet flooring.

KITCHEN / DINER

14'06 x 7'08 (4.42m x 2.34m)

Double glazed window to rear aspect, double glazed

sliding patio doors to rear aspect, a range of base and wall units, single bowl sink, gas hob, electric oven, extractor fan, vinyl flooring.

UTILITY

9'03 x 4'10 (2.82m x 1.47m)

Double glazed window to rear aspect, base units, single bowl sink, radiator.

DINING ROOM /

BEDROOM 4

17'11 x 9'05 (5.46m x 2.87m)

Double glazed window to front aspect, radiator, laminate flooring.

BEDROOM 1

23'02 x 9'03 (7.06m x 2.82m)

Double glazed window to front and rear aspects, radiator x 2.

BEDROOM 2

11'06 x 11'05 (3.51m x 3.48m)

Double glazed window to front aspect, radiator, carpet flooring.

BEDROOM 3

11'02 x 7'09 (3.40m x 2.36m)

Double glazed window to rear aspect, radiator.

BATHROOM

7'04 x 6'05 (2.24m x 1.96m)

Obscured double glazed window to rear aspect, low level WC, wash hand basin, bathroom with mixer shower over, radiator, laminate flooring.

EXTERNALLY

To the front there is off road parking for one car, the garden is laid to lawn with pedestrian access to

the enclosed rear garden which is laid to lawn with a raised decking area.

SERVICES

We are advised that all mains services are connected to this property.

VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail haverfordwest@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Haverfordwest continue along Freemans Way and upon reaching the Merlins Bridge roundabout, take the first turning left on to Burton/ Pembroke road. Follow this road up the hill and once the road flattens out towards the mini roundabout, take the first exit left before the rugby club into Greenhill Park Drive. Follow this road into Tudor Gardens, turn left and the property will be found on your left hand side as identified by our John Francis For Sale board.