

Floorplans are not to scale and should not be relied upon for measurements etc.  
Plan produced using PlanUp.

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 D

HAL/HAL/9/20/OK

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

TELEPHONE: 01437 762626

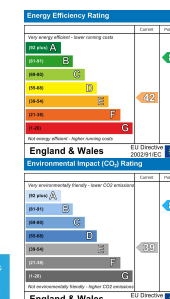


**64 Pembroke Road, Haverfordwest, Pembrokeshire, SA61 1JT**

- Three Bedrooms
- Ideal investment
- Gas Central Heating
- In Need of Modernisation
- Loft Room
- Close to amenities
- Partial UPVC Double Glazing
- Parking + Garage
- Kitchen Breakfast Room
- EPC rating E

**Offers In Excess Of £140,000**

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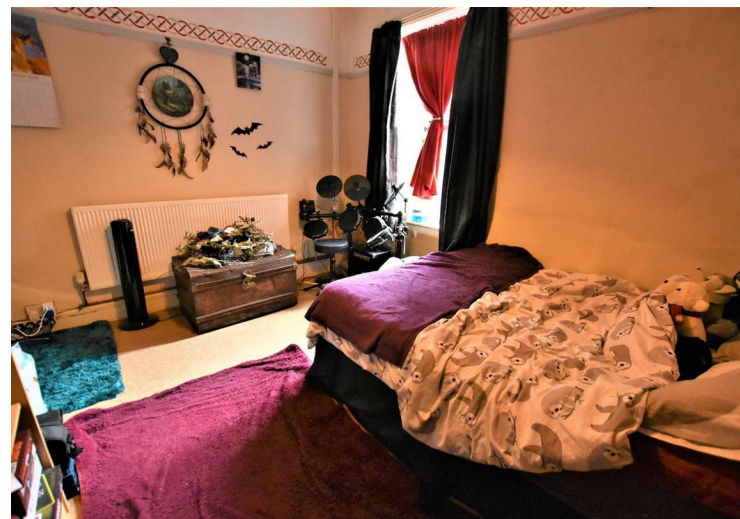
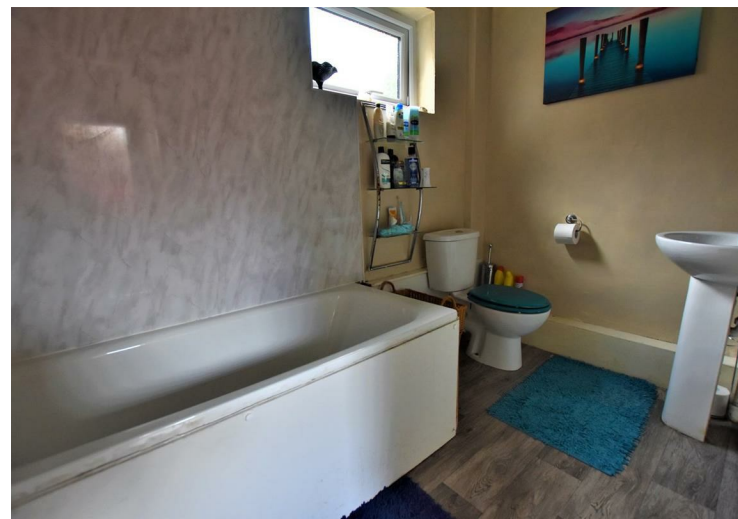
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**The Agent that goes the Extra Mile**





A three bedroom detached bungalow with loft room and a convenient position. The accommodation retains original features and would benefit from further modernisation to become a delightful family home. The accommodation briefly comprises Lounge, kitchen/breakfast room, two bedrooms, dining room/bedroom three, family bathroom, loft room, uPVC double glazed windows and gas central heating. Externally the property offers gardens to the front and rear, off-road parking and garage.

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 center/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.



**Porch**

**Hall**

**Lounge**

10'11" x 11'8" (3.33m x 3.55m)

**Dining Room/ Bedroom 3**

9'4" x 11'8" (2.84m x 3.55m)

**Rear Porch**

**Bathroom**

**Kitchen/Breakfast Room**

10'11" x 13'0" (3.33m x 3.96m)

**Bedroom 1**

10'11" x 11'8" (3.33m x 3.56m)

**Bedroom 2**

10'11" x 11'8" (3.34m x 3.56m)

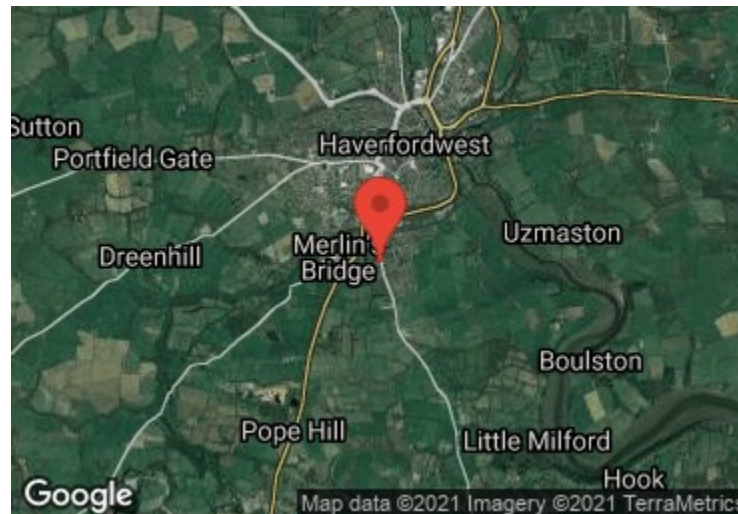
**Loft Room**

11'8" x 11'9" (3.56m x 3.58m)

**EXTERNALLY**

**Garage**

13'11" x 7'8" (4.265 x 2.349)



**DIRECTIONS**

DIRECTIONS: From our office in Haverfordwest proceed up the High Street into Dew Street, continuing straight ahead up Milford Road to the Roundabout at the top of the hill. Go straight over and down the hill to the Merlins Bridge (MacDonalds) roundabout, straight over again towards Hook, Llangwm, Burton and under the railway bridge. The property will be found on the right hand side, between Merlins Avenue and Woodlands Park, denoted by our For Sale Board

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