



32 Woodlands Park, Haverfordwest, SA61 1LR

Offers In The Region Of £185,000

Recently Improved Family Home.

Garage, Off Road Parking & Garden Areas.

3 Bedrooms, Large Loft Room & 3 Reception Rooms.

E.P.C Rating D.

Popular Residential Location.

Description

This wonderful semi-detached family home is located in the popular & sought area of Woodlands Park, Merlins Bridge & has been recently improved by the present owners to include a new Worcester combination boiler, a multi-fuel burner in the lounge, and a newly fitted kitchen, as well as extensive redecoration throughout. Extremely spacious, with 3 reception rooms, 3 bedrooms & a large loft room (currently being used as a 4th bedroom) the property would suit all but the largest of families. Conveniently located on the outskirts of the County town of Haverfordwest, with its range of amenities & facilities, No.32 Woodlands Park also benefits from a garage, off road parking & front, side & rear garden areas. Contact J.J Morris for further details.

Entrance To

Entrance to the property is via a driveway leading to the path and 4 steps to the main front door:

Entrance Hallway

Carpeted staircase leading to first-floor landing with under-stairs storage cupboard space, fitted carpet, radiator, doors to:

Lounge 12'11 x 12'10 (3.94m x 3.91m)

PVCu double-glazed bay window to the front, multi-fuel burner with feature fireplace and slate hearth, radiator, fitted carpet, T.V and telephone points.

Family Room 14'1 x 12'1 (4.29m x 3.68m)

PVCu double glazed window to the rear, radiator, T.V point, fitted carpet.

Breakfast Kitchen 19'10 x 9'2 max (6.05m x 2.79m max)

PVCu double glazed windows to the side and rear, tiled floor, part tiled walls, door to side. A range of wall-mounted and base units with worktop over, 1½ bowl sink unit and drainer, space and plumbing for washing machine, space for Aga with extractor over.

Utility Area

Comprising:

W.C 5'1 x 3'6 (1.55m x 1.07m)

Low-level W.C, wash hand basin, part tiled walls, window to rear.

Laundry Room 5'1 x 3'6 (1.55m x 1.07m)

Plumbing for washing machine, electric light and power.

Integral Garage

Garage door to fore, electric light & power, window to side.

First Floor Landing

PVCu double glazed window to the side, fitted carpet, stairs to the attic room, doors to

Bedroom 1 12'11 x 12'11 (3.94m x 3.94m)

PVCu double glazed window to the front, fitted carpet, radiator.

Bedroom 2 13'11 x 12'1 (4.24m x 3.68m)

PVCu double glazed window to the rear, fitted carpet, radiator.

Bedroom 3 8'10 x 7'10 (2.69m x 2.39m)

PVCu double glazed window to the front, fitted carpet, radiator.

Study/Dressing Room 8'2 x 5'2 (2.49m x 1.57m)

Obscure PVCu double glazed window to the side, fitted carpet, cupboard housing wall mounted Worcester gas combination boiler.

Family Bathroom 9'4 x 8'4 (2.84m x 2.54m)

Obscured PVCu double glazed window to the rear, corner bath, walk-in shower cubicle with electric shower, wash hand basin and low-level flush WC, towel rail.

Loft Room 20'2 x 11'8 (6.15m x 3.56m)

Two Velux windows to rear, eaves storage space, built-in wardrobe space, radiator, door to -

En-Suite W.C

Low-level W.C, wash hand basin.

Externally

Brick paved off-road parking to the front leading to an integral garage with a lawn garden bordered by mature shrubs and bushes. To the side of the property is a gated pathway leading up one side of the house and a second lawn garden area. At the rear of the property, there is a third garden area laid to lawn.

Tenure

We are advised that the property is freehold.

Services

We are advised that mains services are connected.

Broadband

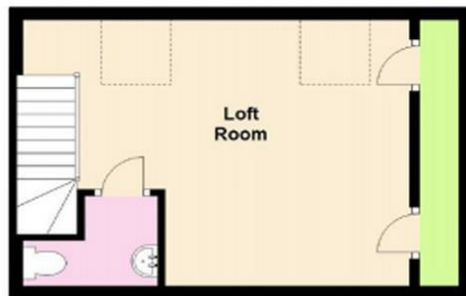
Superfast Fibre Broadband is available to the area as confirmed by www.bt.com/broadband/availability/

Floor Plan

**32 Woodlands Park
SA61 1LR**



Second Floor



Ground Floor



First Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

80

60

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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