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Chartered Surveyors | Estate Agents | Valuers | Auctioneers



5 Beechlands Park, Haverfordwest, SA61 1EN

Offers Over £255,000

A Spacious & Well Presented Detached Property with 1 Bedroom Annex.

Convenient & Popular Residential Location.

Large Garden Area plus Off Road Parking.

E.P.C Rating C.

Improved by Present Owners.

Ideal Family Home.

Description

No. 5 Beechlands Park is a spacious detached property nestled in the corner of a quiet estate on the outskirts of Haverfordwest, near Pembrokeshire College. Very well presented throughout, the property has 3 bedrooms, 2 bathrooms plus large living accommodation, and has the huge bonus of a 1 bedroom annex with its own access and shower room. With a nice sized garden area, off-road parking, and is located in a popular and quiet estate, this property is a steal at this price. Contact JJ Morris for viewing arrangements.

Entrance To:

Entrance to the property is via a driveway leading to the off-road parking and the main front entrance to both the main residence and the annex.

Porch 6'9 x 4'1 (2.06m x 1.24m)

Double glazed door to fore.

Entrance Hallway

Radiator, door to fore, airing cupboard x 2.

Bedroom 1 13'4 x 11'1 (4.06m x 3.38m)

Double glazed window to rear, radiator, T.V point.

Bathroom 9'1 x 6'3 (2.77m x 1.91m)

Double glazed window to rear, radiator, low-level W.C, wash hand basin, corner bath, tiled walls.

Lounge 13'4 x 13'1 (4.06m x 3.99m)

Patio doors to rear, radiator, T.V point, gas fire, telephone point.

Dining Room 11'7 x 9'9 (3.53m x 2.97m)

Double glazed window to fore, radiator.

Breakfast Kitchen 12'8 x 12'2 (3.86m x 3.71m)

Double glazed window to side, plumbing for washing machine and dishwasher, a range of wall and base units with complementary work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, part tiled walls, integrated appliances.

First Floor Landing

Velux window to fore, airing cupboard.

Bedroom 2 15'7 x 12'1 (4.75m x 3.68m)

Velux window to rear, radiator, eaves storage.

Bedroom 3 15'7 x 12'1 (4.75m x 3.68m)

Velux window to rear, radiator, T.V point.

Shower Room 6'6 x 5'8 (1.98m x 1.73m)

Velux window to rear, low-level W.C, wash hand basin, radiator, part tiled walls, shower cubicle, extractor fan

The Annex

Entrance to the annex is either through the hallway of the main house, with a door leading into the annex, or by using the patio doors to the front of the annex.

Bedroom 11'6 x 10'3 (3.51m x 3.12m)

Double glazed patio doors to fore, radiator

Open Plan Kitchen Diner 15'9 x 9'2 (4.80m x 2.79m)

Double glazed window to rear, double glazed door to rear, laminate floor, a range of wall and base units with complementary work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, T.V point, wall mounted Vaillant combination boiler.

Shower Room 8'4 x 4'9 (2.54m x 1.45m)

Low-level W.C, wash hand basin, double shower cubicle, extractor fan, part tiled walls, heated towel rail.

Externally

There is side access on both sides of the property to a large garden area, for the main house there is a large lawned garden with mature shrubs and fruit trees, a large lawned garden area and a patio, as well as a chipped area for the garden washing line. The side garden has been fenced off and acts as a natural and separate garden for the annex. To the front is an off road parking area.

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

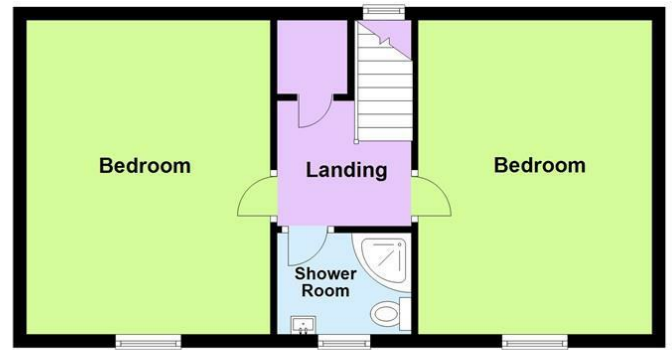


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Ground Floor



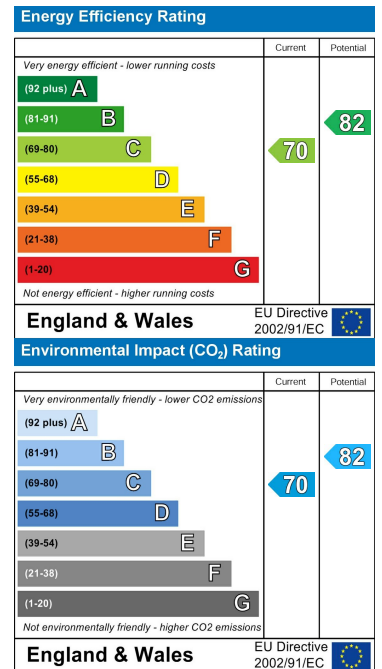
First Floor



Area Map



Energy Efficiency Graph



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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