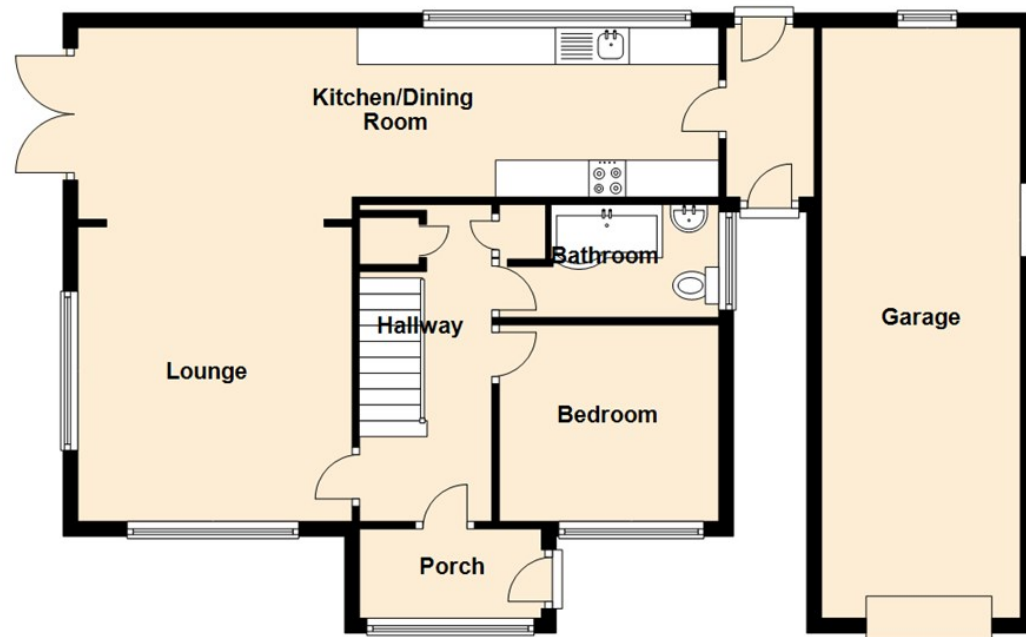
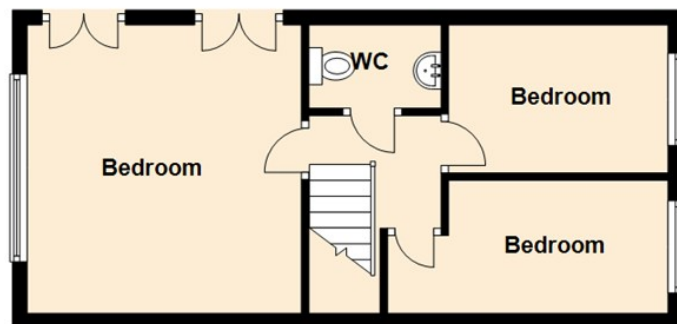


Ground Floor



First Floor



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 E

GGR/EG/02/01/21/

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

TELEPHONE: 01437 762626

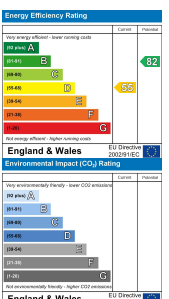


20 Merlins Avenue, Haverfordwest, Pembrokeshire, SA61 1JS

- Beautifully Presented
- Four Bedrooms
- Quiet Cul De Sac Location
- Lawn Garden to Side and Rear
- Gas Central Heating and Double Glazing
- Detached Chalet Bungalow
- Modern High Spec Throughout
- Ample Driveway Parking and Garage
- Popular Town Locatin
- EPC Rating: D

Offers In Excess Of £220,000

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EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile



Immaculately presented, four bedroom, detached chalet bungalow, ideally located in a quiet cul de sac location on the periphery of Haverfordwest, within easy reach of local amenities. This attractive accommodation benefits from an enclosed garden, garage and ample parking, and would make a wonderful home!

Benefitting from gas central heating and double glazing, this modern accommodation has been finished to a high standard throughout and briefly comprises; entrance porch with mosaic tiles, hallway, cosy lounge with multi fuel burner, modern, fitted 28' kitchen/dining room, with slate tiled floors with underfloor heating, a selection cream base units and complimentary work surfaces, access to the garage/utility area, bathroom and bedroom on the ground floor. Stairs lead up to the master bedroom which benefits from built in storage cupboards and drawers, WC and a further two bedrooms on the first floor.

Externally the property offers driveway parking for multiple vehicles to the front. Pedestrian access leads you around the property to an enclosed garden stretching to side and rear, laid to lawn. The property further benefits from a 26' 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 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.



Porch
8'2" x 5'10" (2.5 x 1.8)

Bathroom
9'2" x 4'11" (2.8 x 1.5)

Bedroom
12'5" x 7'10" (3.8 x 2.4)

Hallway
14'9" x 5'10" (4.5 x 1.8)

Bedroom
9'10" x 9'2" (3 x 2.8)

Bedroom
6'6" x 9'2" (2 x 2.8)

Lounge
13'1" x 12'1" (4 x 3.7)

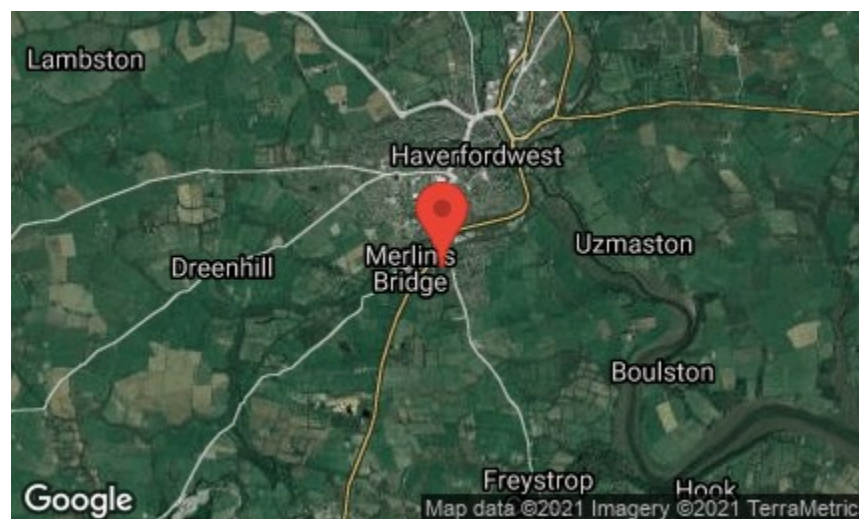
Landing

WC
2'11" x 5'10" (0.9 x 1.8)

Kitchen/Dining Room
28'6" x 8'6" (8.7 x 2.6)

Bedroom
10'9" x 12'5" (3.3 x 3.8)

Garage
26'2" x 8'10" (8 x 2.7)



DIRECTIONS

From our Haverfordwest Office, continue up High Street to Dew Street, continuing up the Old Milford Road. At the roundabout take the third exit onto Merlins Hill. At the Merlins Bridge roundabout take the second exit onto the Pembroke Road. Pass the post office, then take a right onto Merlins Avenue. In the estate, follow the road around to the left and the property will be found on the right 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.