



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 B

HAL/EG/20/01/26/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

TELEPHONE: 01437 762626

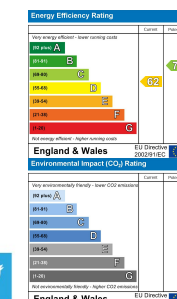


48 Scotchwell View, Haverfordwest, Pembrokeshire, SA61 2RE

- End of Terrace Property
- Accommodation Over Three Stories
- Front and Rear Courtyard
- Walking Distance to Amenities
- Double Glazing
- Well Presented
- Four Bedrooms
- Popular Town Location
- Gas Central Heating
- EPC Rating: D

Offers In Excess Of £150,000

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

The Agent that goes the Extra Mile



An immaculately presented, four bedroom, end of terrace property located in the popular residential area of Prendergast, on the periphery of Haverfordwest Town Centre, within walking distance to local primary and secondary schools, shops, the retail park, Withybush hospital and other local amenities.

The well presented accommodation briefly comprises; entrance porch, cosy lounge with feature fireplace, modern, fitted kitchen/dining room with a selection of contemporary wall and base units and complimentary work surfaces, and WC on the ground floor. Stairs lead up to three bedrooms and modern bathroom on the first floor. A fourth bedroom can be found on the second floor.

Externally to the front of the property is an enclosed, low maintenance courtyard garden.

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

Lounge

16'4" x 14'1" max (5 x 4.3 max)

Kitchen/Dining Room

18'4" x 15'8" max (5.6 x 4.8 max)

WC

4'7" x 2'3" (1.4 x 0.7)

Landing

Bedroom

8'6" x 13'9" (2.6 x 4.2)

Bedroom

10'5" x 6'2" (3.2 x 1.9)

Bathroom

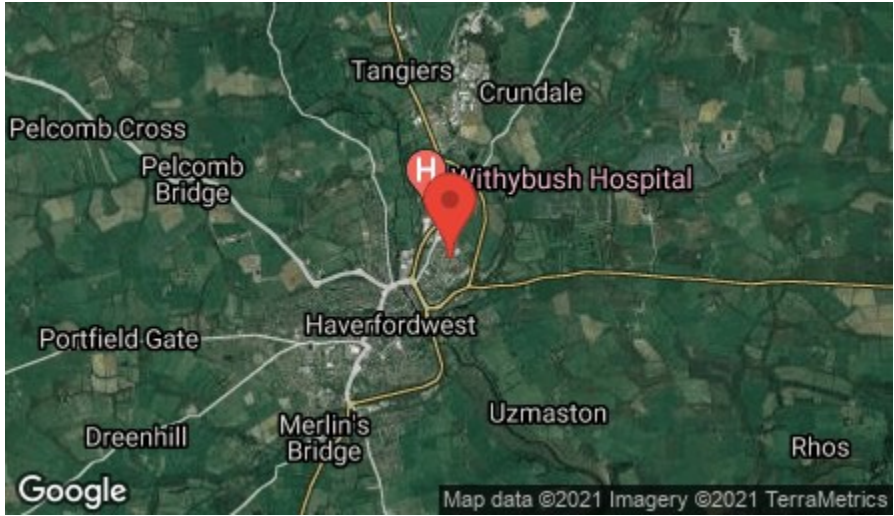
6'2" x 6'2" (1.9 x 1.9)

Bedroom

11'9" x 8'10" (3.6 x 2.7)

Bedroom

14'9" x 15'5" (4.5 x 4.7)



DIRECTIONS

From our Haverfordwest office, proceed up high street, following the one way system (keeping right). Once you get to Morrisons roundabout, take the third exit up Prendergast Hill. Take the first right onto Back Lane. Take the second right onto Scotchwell View. Continue straight and the property will be found on the right hand side denoted by a for sale board.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.