



196 Haven Road, Haverfordwest SA61 1DG

Offers in the region of £285,000

NO CHAIN

3 Bedroom Detached Bungalow
 2 Reception Rooms & Conservatory
 Kitchen, Utility Area & Shower Room
 Enclosed Rear Garden With Beautiful
 Views To Rear

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO ₂ emissions	A		
B				B			
C				C			
D				D			
E				E			
F				F			
Not energy efficient - higher running costs	G			Not environmentally friendly - higher CO ₂ emissions	G		
		56	79			51	77
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

AW/RO/75199/090720

DESCRIPTION

NO CHAIN

If you are wanting an immaculate property with countryside views yet close to the County Town of Haverfordwest then this is the property for you!

A beautifully decorated 3 bedroom detached bungalow with stunning views over the Pembrokeshire countryside, ideal for a family, the retired or even as a holiday home. Properties along the Haven Road are very popular with most as it is just a short drive away from the popular Pembrokeshire beaches and coastal paths.

PORCH

4'1 x 3'7 (1.24m x 1.09m)
Double glazed window to front, door to side, tiled flooring.

ENTRANCE HALL

8' x 5'4 (2.44m x 1.63m)
Alarm system, parquet flooring.

LOUNGE

17'10 x 11'11 (Max) (5.44m x 3.63m (Max))
Double glazed windows to front and rear, double glazed patio doors to rear, 2 radiators, gas fire, parquet flooring.

CONSERVATORY

12'8 x 11'2 (3.86m x 3.40m)
Double glazed windows to rear and side, radiator, tiled flooring, sliding patio doors to rear garden.

DINING ROOM

10'6 x 8'7 (3.20m x 2.62m)
Double glazed window to front, radiator, carpet flooring.

KITCHEN

11'3 x 8'9 (3.43m x 2.67m)
Double glazed window to rear, range of wall and base units, 1.5 bowl sink, electric oven and hob with extractor fan, built-in slimline dishwasher, space for fridge/

freezer, radiator, vinyl flooring.

REAR HALLWAY

5'10 x 2'10 (1.78m x 0.86m)
Half obscured double glazed door to side, vinyl flooring.

UTILITY AREA

4'10 x 2'5 (1.47m x 0.74m)
Obscured double glazed window to side, plumbing for washing machine, vinyl flooring.

CLOAKROOM

5' x 2'7 (1.52m x 0.79m)
Obscured double glazed window to rear, low level WC, wash hand basin, vinyl flooring.

SHOWER ROOM

8'9 x 5'10 (2.67m x 1.78m)
Obscured double glazed window to side, low level WC, wash hand basin, shower cubicle, wall mounted heater, extractor fan, radiator, tiled flooring.

BEDROOM 1

11'11 x 11'10 (3.63m x 3.61m)
Double glazed windows to rear and side, radiator, carpet flooring.

BEDROOM 2

12'5 x 12'1 (3.78m x 3.68m)
Double glazed windows to front and side, radiator, carpet flooring.

INNER HALLWAY

12'2 x 4'11 (3.71m x 1.50m)
Double glazed window to rear, stairs to first floor with storage under, laminate and carpet flooring.

BEDROOM 3

10'1 x 9'11 (3.07m x 3.02m)
Double glazed window to rear, built-in cupboard on landing area, storage into eaves, door to loft storage, radiator, carpet flooring.

EXTERNALLY

To the fore is a low maintenance garden with shrubs and gravel borders, off road parking for 3 cars and pedestrian access to both sides of property. Garage with

electric up and over door with courtesy door into rear hallway. To the rear is a patio area with **WOODEN SHED**, lawned garden with steps leading down to another low maintenance area, raised borders with shrubbery and beautiful views of the countryside.

SERVICES

We are advised that all mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail haverfordwest@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Haverfordwest proceed straight on at the traffic lights and up the hill. The road becomes Dew Street and as you approach the traffic lights move into the right hand lane. Once through the lights move over into the left hand lane and follow the road around, passing the Tesco supermarket on your left. Carry on along the road for around half a mile, passing the left hand turning to Dale and the Belle Vue Restaurant. Continue along Haven Road and the property will be found on your right hand side as denoted by our John Francis For Sale board.