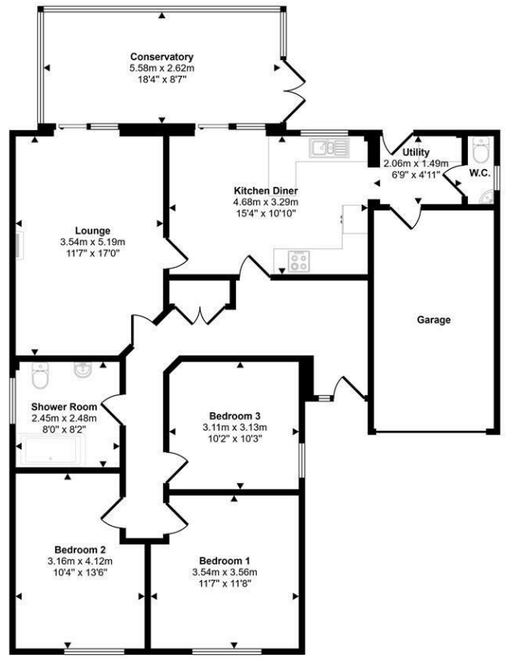
Approx Gross Internal Area
128 sq m / 1382 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage
HEATING: Gas central Heating
TAX: Band E
We would respectfully ask you to call our office before you view this property internally or externally

ALC/11/26/DRAFT

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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.
**Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,**

*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



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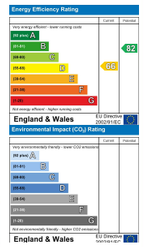






## 54 Cardigan Road, Haverfordwest, SA61 2QN

- Detached Bungalow
- Off Road Parking
- Integral Garage
- Front & Rear Garden
- No Onward Chain
- 3 Double Bedrooms
- Gas Central Heating
- Open Plan Kitchen/Diner
- Conservatory
- EPC Rating: D




## Offers In Excess Of £350,000

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**NO CHAIN**
Located on Cardigan Road in Haverfordwest, this three-bedroom property offers a range of accommodation, together with excellent scope for further development, making it an appealing prospect for purchasers looking to put their own stamp on a property.

The accommodation briefly comprises an entrance hallway, living room, three double bedrooms, open-plan kitchen/diner, separate utility room, ground-floor WC, family bathroom and sunroom. The layout provides a range of living and practical spaces, with potential to reconfigure or enhance to suit individual requirements.

Externally, the property benefits from an integral garage and off-road parking for approximately two to three vehicles. The outside space comprises a lawned front garden and a paved rear garden.

The property presents an opportunity for purchasers to extend the existing accommodation as there is potential for a loft conversion incorporating a dormer extension, subject to the necessary planning permissions and building regulations, offering the possibility of creating additional living or bedroom accommodation.

The location is well placed for access to Haverfordwest town centre, with its range of shops, supermarkets, schools and everyday amenities. Withybush Hospital is also within close proximity, providing convenient access for those working at or visiting the hospital.

Combining three double bedrooms, versatile accommodation, an integral garage, off-road parking and potential for further development, this property represents an opportunity to acquire a home with scope to add value in a convenient Haverfordwest location.












## DIRECTIONS

From Bridgend Square Roundabout take the exit for Prendergast, follow the Prendergast road. Where the road forks, take the right hand turn. Continue on the road and the property will be located on the right hand side on the corner. What3Words: ///spared.fish.apply

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