Approx Gross Internal Area
127 sq m / 1365 sq ft



Ground Floor
Approx 71 sq m / 764 sq ft

First Floor
Approx 56 sq m / 601 sq ft

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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D'
HEATING: Gas and Electric

ref: AMA/CFH/JUL/26/OKAMA
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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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www.westwalesproperties.co.uk



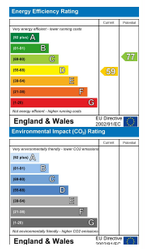






11 St Martins Park, Haverfordwest, Pembrokeshire, SA61 2HP

- Three Bedroom Semi Detached House
- Two Reception Rooms
- Master Bedroom with Dressing Room
- Driveway Parking & Garage
- No Chain
- Modern Kitchen / Dining Room
- Utility Room
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing
- EPC Rating: D



Offers Over £230,000

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The Agent that goes the Extra Mile



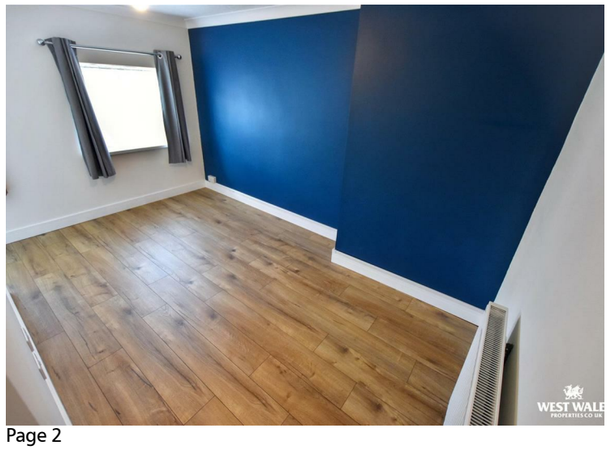














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An immaculately presented semi-detached family home situated in the popular residential cul-de-sac of St Martins Park, on the outskirts of Haverfordwest town, conveniently located within easy reach of Haverfordwest town centre, local schools, supermarkets and everyday amenities. Offering versatile accommodation, rear garden, driveway parking and a garage, this property is well suited to families or those looking for additional living space.

The accommodation briefly comprises an entrance hall, a lounge with a front-facing window leading into a useful additional reception room, offering flexibility as a lounge / diner, family room, playroom or home office, together with a utility room. To the rear of the property is a modern fitted kitchen / dining room with a range of wall and base units, ample worktop space and a patio door with views over the rear garden and views beyond. On the first floor, the landing leads to three double bedrooms, the impressive principal bedroom has an adjoining dressing room, creating a spacious main suite. The family bathroom is fitted with a bath, shower over, wash hand basin and W.C.

Externally, the property benefits from off-road parking to the front leading to an attached garage. To the rear is a generous enclosed tired garden, mainly laid to lawn with a range of useful storage sheds and plenty of space for outdoor seating, children's play equipment or entertaining. The property also benefits from double glazing and gas central heating. Viewing is highly recommended to appreciate the size, flexible layout and excellent outdoor space this family home has to offer!

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 and pubs.







DIRECTIONS

From our West Wales Properties Haverfordwest office at 12 Victoria Place, leave the office and turn left onto Victoria Place. At the mini roundabout, take the second exit onto Freemens Way. Continue straight through the next roundabout, following signs for the town centre. At the next roundabout, take the second exit onto St Martin's Road. Continue along St Martin's Road and, after a short distance, turn left into St Martin's Park. Follow the road into the development and continue ahead, where Number 11 can be found on the right-hand side. What3words ///crop.pine.causes

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

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