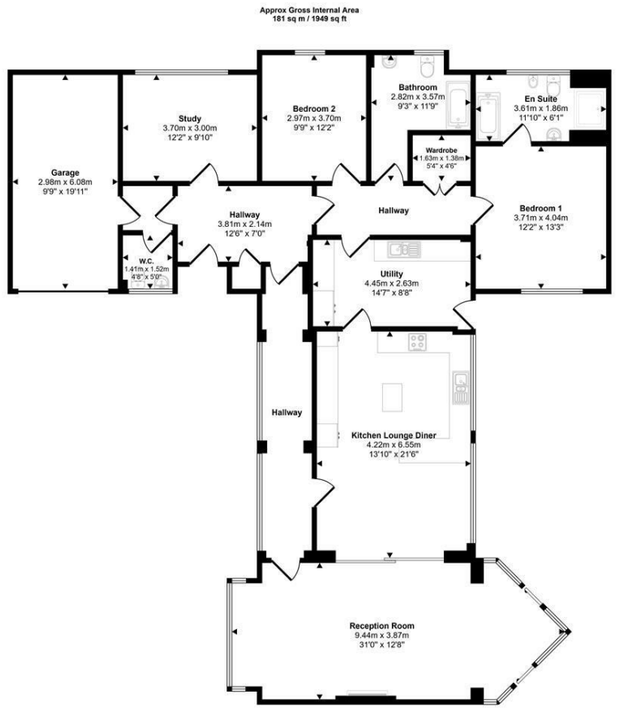


Floorplan

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, Mains Gas
HEATING: Gas
TAX: Band F

We would respectfully ask you to call our office before you view this property internally or externally

IRK/ESL/12/25/DRAFT

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

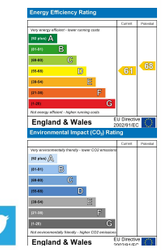
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



Winchcombe St. Thomas Green, Haverfordwest, SA61 1QW

- Detached Bungalow
- Three Double Bedrooms (One With En-Suite Shower Room)
- Very Well Presented
- Located On A No Through Road
- Open Plan Kitchen/Diner
- Gated Driveway With Ample Parking Space
- Unique Features And High Quality Materials
- No Onward Chain
- Wraparound Garden With Storage Shed
- EPC Rating: D



Asking Price £370,000

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













Welcome to Winchcombe. Located down a no through road close to St Thomas Green and convenient to amenities, this impressive and unique detached bungalow would make an enviable family home.

The property was designed by the previous vendors with quality materials and a sense of grandeur at the forefront. The layout comprises of an entrance hallway with cloakroom, an inner hall and a 'gallery' hallway directing guests straight to the living room, an open plan kitchen/diner supported by an adjoining utility room, three bedrooms (one with an en-suite shower room), and a family bathroom. The hallway offers ample storage space, including a walk-in wardrobe to serve the master bedroom. The living room is a huge feature, boasting a gas fire, fitted storage and striking windows to both the front and rear aspects. The hallway is laid to a solid wood parquet, in keeping with the theme of high-quality wood fixtures.

Externally, the property is located down a gated driveway which is laid to tarmac, offering ample parking space and access to the integral garage. The garage offers a loft space which is boarded and offers the potential for development of further living space if desired, subject to any necessary planning permission. There are lawned gardens to three sides, with a patio seating area, a fenced boundary and detached brick built storage shed. the property benefits from 24-hour live CCTV surveillance, offering added security and peace of mind.

With the appeal of no onward chain, viewing is highly recommended to fully appreciate the quality and uniqueness of this home.

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. The beautiful Pembrokeshire coast is only 6 miles to the south-west, at the long sandy beach of Broad Haven, and the famous















DIRECTIONS

From our Haverfordwest office turn left into Quay Street and continue to the end of the road. Proceed up the hill into Winch Lane and follow the road round past the leisure centre, turning left into St Thomas Green car park. You will see a no through road ahead of you, go down here and you will find Winchcombe on your left hand side. What3Words: ///sting.violin.bliss

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