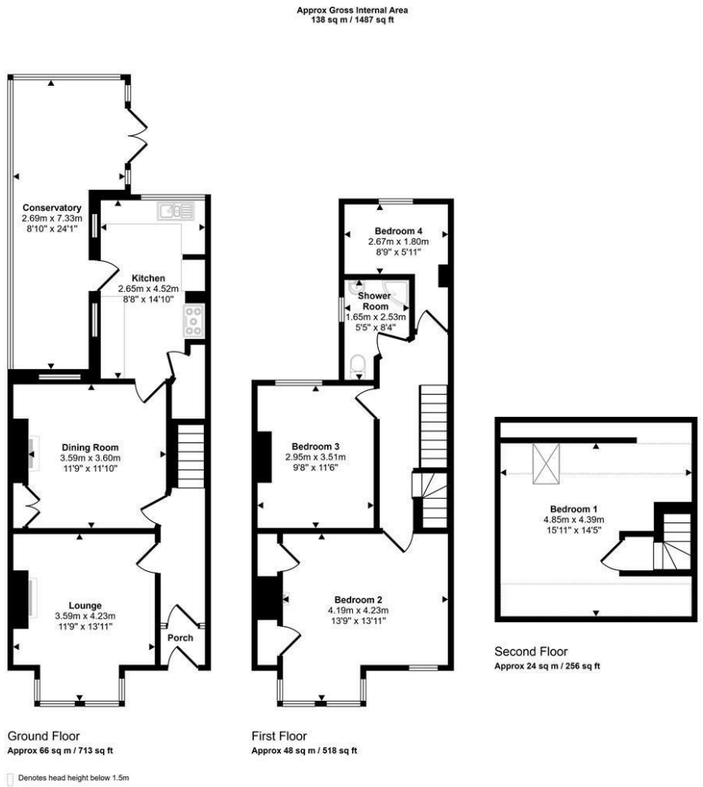


VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'B'
HEATING: Gas

ref: IRK /LLE / JULY/ 26
TAKEONOK/06/07/26/LLE

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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*

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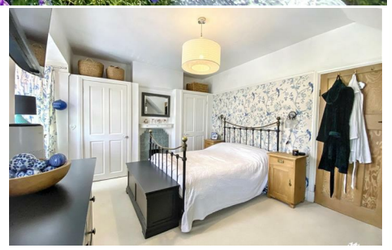
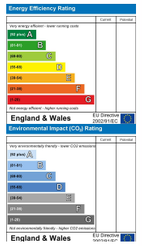


## 127 City Road, Haverfordwest, SA61 2RR

- Semi-Detached House
- Four Bedrooms
- Edge Of Town Location
- On Street Parking
- Gas Central Heating
- Character Features
- Ideal Family Home
- Mature Lawned Garden
- Well Presented
- EPC Rating: tbc



**£240,000**

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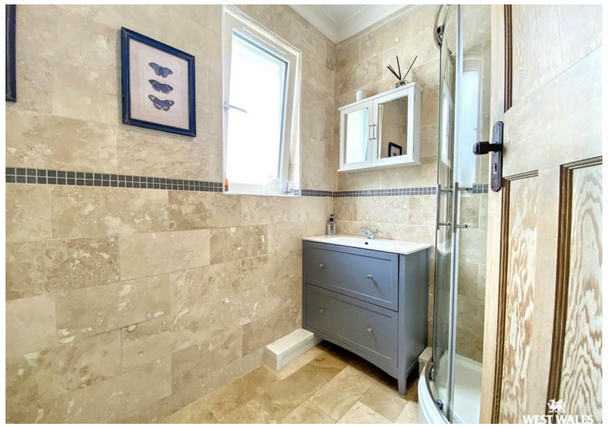
***The Agent that goes the Extra Mile***



Situated on the edge of Haverfordwest Town, this charming semi-detached home effortlessly combines character features with modern family living. Ideally positioned within walking distance of a range of local amenities, the property offers spacious and versatile accommodation set across three floors, making it an ideal family home. Viewing is highly recommended!

The welcoming entrance hallway leads to a cosy living room complete with a feature fireplace, while a separate formal dining room provides the perfect setting for entertaining. The heart of the home is the beautifully appointed shaker-style kitchen, featuring solid wood worktops, a ceramic sink and a useful pantry. A bright conservatory extends from the kitchen, creating a flexible additional reception space overlooking the garden.

The first floor comprises an impressive principal bedroom and a second double bedroom, both retaining their original fireplaces, alongside a third single bedroom and a contemporary shower room. Occupying the second floor is a further double bedroom with attractive exposed beams, complemented by generous eaves storage. The property benefits from UPVC double glazing and has gas central heating.

Externally, the property enjoys a beautifully established rear garden, with a decked seating area positioned at the same level as the house. Taking advantage of its elevated position, the decking provides the perfect space for al fresco dining or relaxing while enjoying views across the garden. Steps descend to the mature lawn, which is beautifully planted with a variety of established shrubs, plants and fruit trees, creating a colourful outdoor retreat. A useful garden shed also offers additional storage. There ample on-street parking is available nearby.

Rich in period charm and thoughtfully updated for modern living, this delightful home offers generous accommodation in a highly convenient location, making it a wonderful opportunity for families seeking both character and practicality.

## DIRECTIONS

From our Haverfordwest office proceed up the High Street, turning right into Dark Street and cross Mariners Square. Turn onto Barn Street and immediately take the left hand lane. At the mini-roundabout take the 1st exit and proceed up City Road hill. The property can be found on the left-hand side. What/Three/Words:///owner.admits.slim

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