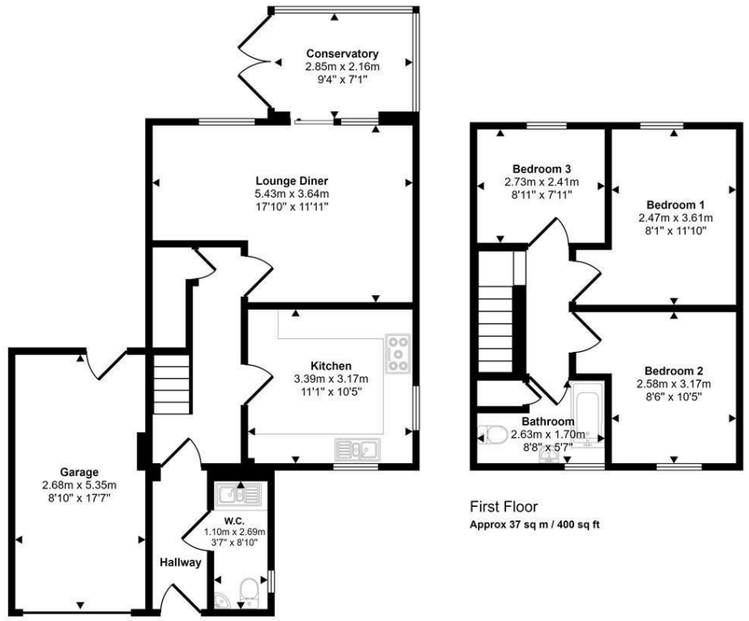
Approx Gross Internal Area
104 sq m / 1117 sq ft



Ground Floor
Approx 67 sq m / 717 sq ft

First Floor
Approx 37 sq m / 400 sq ft

Ground Floor
Approx 67 sq m / 717 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: 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 D

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

JETH/ESL/11/25/JETH

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

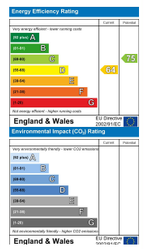
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



18 Falcon Road, Haverfordwest, SA61 2UE

- Detached House
- Conservatory
- Off Road Parking
- No Onward Chain
- Conveniently Located
- Three Bedrooms
- Garden To Rear
- Integral Garage
- Gas Central Heating
- EPC Rating: D

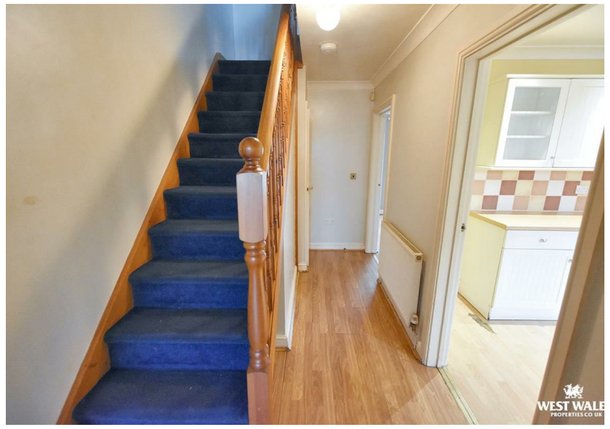


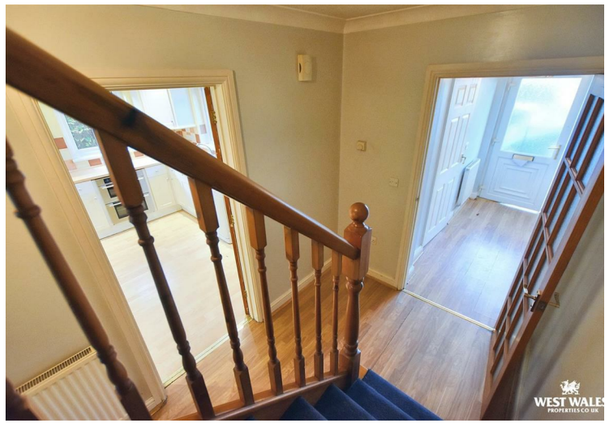
Offers In Excess Of £200,000

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



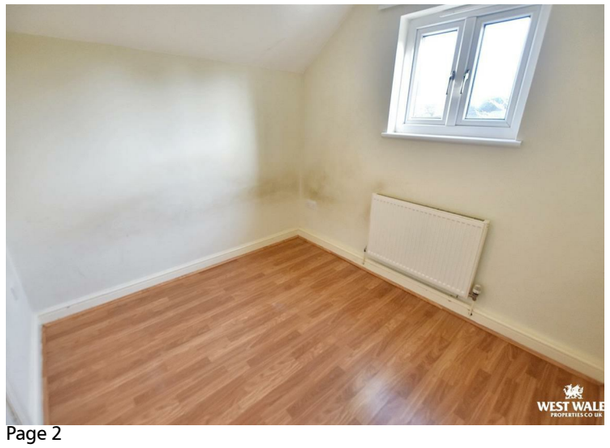


















An opportunity to purchase a detached house located on a no through road in the periphery of Haverfordwest town, conveniently located for schools, shops and public transport links. This property is sold with the great appeal of no onward chain, making it a fantastic opportunity for someone looking for a first time buy or a comfortable family home. The accommodation is in need of some modernising - a perfect opportunity to add your own stamp to this property!

The layout of the property briefly comprises of an entrance hallway with a downstairs cloakroom/utility room, an inner hallway with stairs leading to the first floor, a kitchen with fitted appliances, and a L shaped lounge/diner with an adjoining conservatory. On the first floor are three bedrooms, served by a family bathroom. The property has gas central heating, double glazing, and enjoys an elevated position giving a pleasant outlook from the front bedroom.

Externally, there is a driveway providing off road parking to the front, with access to the adjoining single garage. To the rear is a patio seating area which leads on to a lawned garden.

Viewing is highly recommended!

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 surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to





DIRECTIONS

From our office in Haverfordwest proceed to the Morrisons roundabout, then filter right onto Thomas Parry Way. Turn left at the next roundabout then 1st right into Trafalgar Road. Turn first left into Falcon Road, and the property will be found on the right-hand side, in the corner. What3Words:///longer.ruins.prone

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