



12, Haven Park Avenue
Haverfordwest, Pembrokeshire, SA61 1DR
Guide Price Of £275,000 | Freehold | EPC: TBC



This much-loved home, cherished by the same owners for over 40 years, is conveniently situated on Haven Park Avenue, just off the sought-after Haven Road in Haverfordwest. Offering prospective purchasers an excellent opportunity to acquire a spacious family home in a quiet residential position, the property is only a short stroll from Haverfordwest racecourse and its popular surrounding walks. Although requiring some modernisation, the home presents superb potential for buyers to personalise and create a long-term family residence in a highly regarded setting.

Internally, the property provides generous accommodation with spacious reception areas including a large lounge and kitchen diner, both offering excellent everyday living space. There are three well-proportioned bedrooms, all enjoying good natural light, with one benefiting from sliding doors opening directly onto the rear garden. A family bathroom completes the accommodation. Externally, the property is approached via an impressive herringbone-pattern block paved driveway, providing off-road parking for up to four vehicles, together with the added benefit of a detached garage. Gated side access leads to the rear garden, which has been well maintained and features a lawn, paved seating areas, and established hedges creating a private outdoor setting.

Situated in a highly regarded location, the property is ideally positioned within easy reach of Haverfordwest town centre, offering a range of amenities including supermarkets, surgeries, leisure facilities and schools. The popular blue flag beaches of Broad Haven and Little Haven are approximately a 10-minute drive away, providing access to some of Pembrokeshire's finest coastline.



Entrance Hall

Spacious L-shaped entrance hall with carpet flooring, providing access to the principal rooms.

Lounge

5.75m x 3.66m (18'10" x 12'0")

Well-proportioned reception room with two front aspect windows overlooking the driveway, two radiators, and an electric fire set on a granite hearth with wood surround.

Kitchen / Diner

7.38m x 3.55m (24'3" x 11'8")

Fitted with hardwood farmhouse-style units, tiled worktops and tiled flooring. Integrated hob and oven, radiator, and front and side aspect windows. Double arched feature doors from the hallway.

Family Bathroom

2.70m x 2.07m (8'10" x 6'9")

Spacious bathroom fitted with freestanding bath, wash hand basin and WC. Heated towel radiator, tiled flooring, and two side aspect windows.

Bedroom One

3.55m x 3.38m (11'8" x 11'1")

Double bedroom with wooden flooring, radiator, sliding doors opening onto the rear garden, and ample room for bedroom furniture.

Bedroom Two

3.66m x 3.38m (12'0" x 11'1")

Double bedroom with wooden flooring, radiator, rear aspect window overlooking the garden, and ample room for bedroom furniture.

Bedroom Three

2.83m x 2.37m (9'3" x 7'9")

Bedroom with laminate flooring, radiator, double storage cupboard housing the Logic combi boiler, and ample room for bedroom furniture.

External

Block paved driveway providing off-road parking for up to four vehicles and access to the detached garage, with dwarf wall surround. Gated side access leads to the rear garden, laid to lawn with patio seating areas and shrub borders, surrounded by mature hedges for added privacy.

Additional Information

We are advised that all main services are connected.

Council Tax Band

E (£2,111.95)

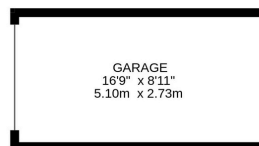
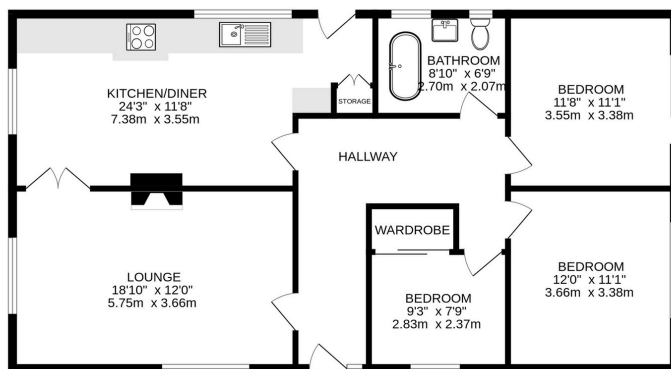
What3Words

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GROUND FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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