

PRESELI
SALES • LETTINGS • MAINTENANCE

CARADOC PLACE

HAVERFORDWEST | PEMBROKESHIRE | SA61 1HL



*A Chain-Free Home with First-Time
Buyer and Investment Potential*

GUIDE PRICE
£170,000

A HOME WITH ROOM TO MAKE YOUR OWN

This three-bedroom end-of-terrace home is situated in the popular residential area of Furzy Park. The property offers well-proportioned accommodation over two floors, with front and rear gardens, a separate garage nearby and on-street parking. The recently refurbished kitchen is finished in a contemporary style, while the rest of the property is light and neutral throughout, ready for a new owner to make their own.

The welcoming entrance hall provides access to the principal living spaces, with useful understairs storage and carpeted stairs rising to the first floor. The lounge is a light and comfortable reception room, featuring a fitted electric fire and views across the rear garden.

A separate dining room provides a further reception space, equally suited to family dining, entertaining or use as a more informal family room. The recently refurbished kitchen has been finished in a contemporary high-gloss style, with marble-effect worktops, tiled splashbacks and complementary tiled flooring. There is an integrated dishwasher together with space for additional appliances, while a rear door provides direct access to the garden.

The first floor comprises three bedrooms, including two well-proportioned doubles and a single bedroom. Both double bedrooms benefit from built-in wardrobes, while the single bedroom has a useful built-in cupboard. The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC. The accommodation throughout is presented in neutral tones, providing a clean and adaptable backdrop for a new owner.

FIRST-TIME BUYER AND INVESTMENT POTENTIAL



KEY FEATURES

-  End of Terrace Property
-  Three Bedrooms
-  Two Reception Rooms
-  Generous Gardens
-  Garage in adjacent block

ESSENTIAL INFORMATION

EPC rating	D (65)
Tenure	Freehold
Council tax	C - £1,954.02
Heating	Gas Central
Sewerage	Mains
Chain	Chain Free

LIGHT, FLEXIBLE AND READY TO PERSONALISE



The property is approached via a lawned front garden, while the rear garden is similarly laid to lawn and has been newly fenced this year. Enclosed and relatively low maintenance, the rear garden offers a private outdoor space with scope for landscaping or simply enjoying as it is. A block-built storage shed provides useful additional space, while the property also benefits from a single garage within the adjacent garage block. There is further on-street parking available close to the property.

ACCOMMODATION

Ground Floor

Entrance Hall	5'8" x 13'0" (1.75m x 3.97m)
Dining Room	8'4" x 10'11" (2.56 m x 3.35m)
Living Room	11'1" x 12'10" (3.39m x 3.92m)
Kitchen	8'6" x 9'6" (2.60m x 2.90m)

First Floor

Landing	5'5" x 10'2" (1.68m x 3.11m)
Bedroom	9'0" x 12'0" (2.76m x 3.66m)
Bedroom	11'7" x 9'11" (3.54m x 3.04m)
Bedroom	8'7" x 8'11" (2.64m x 2.73m)
Bathroom	5'11" x 7'8" (1.81m x 2.35m)



FLEXIBLE SPACE FOR EVERYDAY LIVING.

THE LOCATION

ON THE EDGE OF TOWN, CLOSE TO THE RACECOURSE

Caradoc Place is in an established residential community on the outskirts of Haverfordwest, offering convenient access to the town and its range of everyday amenities, including shops, schools and services. The community enjoys the use of plenty of green spaces nearby, including the popular Racecourse which is a Community Park great for dog walks. For those drawn to the Pembrokeshire coastline, the property is also well placed for exploring the county's renowned beaches and coastal scenery, with Broad Haven and the surrounding coast within easy driving distance. The combination of accessible local amenities and proximity to the coast makes this an appealing setting for those seeking a home with both convenience and access to the wider Pembrokeshire landscape.

DISTANCES & LOCAL AMENITIES

- Haverfordwest Racecourse – 0.2 miles
- Waldo Williams Primary School – 0.2 miles
- Tesco Superstore – 0.4 miles
- Haverfordwest town centre – 1 mile
- Haverfordwest Railway Station – 1.2 miles
- Haverfordwest Castle – 1.5 miles
- Withybush Hospital – 2 miles
- Broad Haven – approx. 7 miles

** Whilst every care has been taken to ensure the accuracy of these particulars, they are intended as a general guide only. Measurements and distances are approximate and floor plans are for illustrative purposes. Services, heating systems, appliances and equipment have not been tested by Preseli Property. Prospective purchasers are advised to satisfy themselves as to the condition and suitability of these items and to verify any information of particular importance to them. These particulars are prepared in good faith and do not form part of any offer or contract.



P R E S E L I
SALES • LETTINGS • MAINTENANCE

☎ 01348 840 999

✉ sales@preseliproperty.co.uk

🌐 www.preseliproperty.co.uk

YOUR NEXT CHAPTER STARTS HERE.....

To arrange a private viewing, please contact our sales team.