



## 13 Merlins Avenue, Haverfordwest

£290,000 Freehold

Substantial Detached Property • 4 Bedrooms, Kitchen, 3 Bathroom, En-suite, Lounge, Dining Room, Study, Utility Room  
• Private Driveway • Enclosed Rear Garden • Walking Distance to Town Centre • Perfect Family Home





Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





**Entry**  
7' 5" x 3' 9" (2.25m x 1.14m)

**Kitchen**  
15' 11" x 10' 10" (4.86m x 3.29m)

**Dining Room**  
11' 7" x 17' 7" (3.52m x 5.37m)

**Living Room**  
10' 5" x 15' 7" (3.18m x 4.74m)

**Hallway**  
6' 10" x 14' 4" (2.08m x 4.36m)

**Study**  
7' 0" x 10' 10" (2.13m x 3.30m)





**Utility Room**

6' 9" x 7' 2" (2.06m x 2.18m)

**Landing**

4' 8" x 7' 7" (1.42m x 2.32m)

**Bedroom 1**

7' 10" x 7' 0" (2.38m x 2.14m)

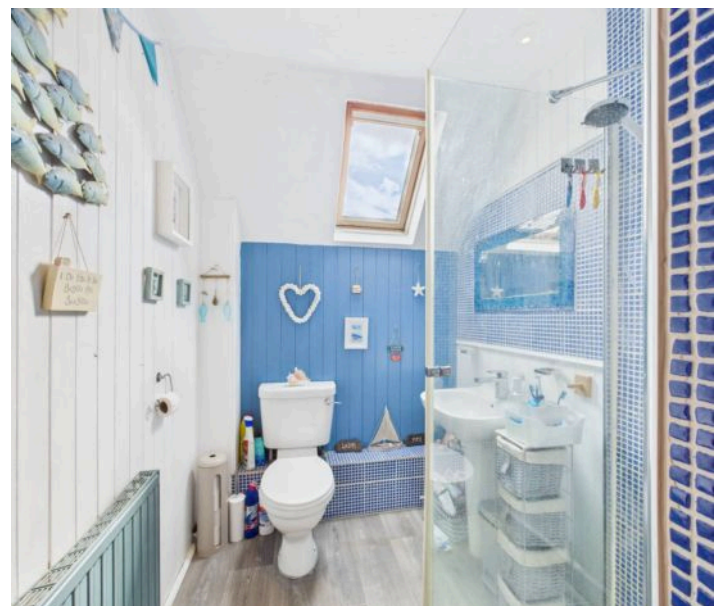


**Bathroom**

7' 9" x 5' 5" (2.36m x 1.66m)

**Bedroom 2**

11' 7" x 9' 1" (3.53m x 2.76m)



blackbear



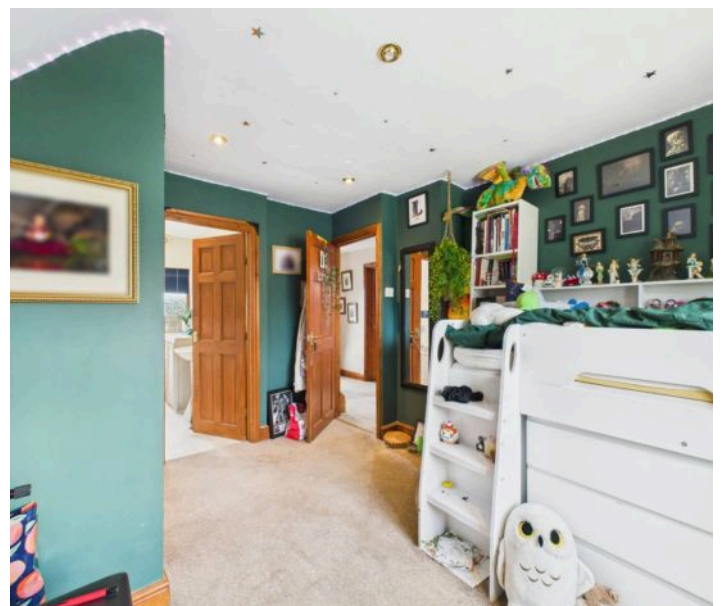
**Bedroom 3**  
10' 8" x 13' 8" (3.26m x 4.17m)

**En-suite**  
5' 7" x 8' 2" (1.70m x 2.49m)

**Bedroom 4**  
10' 3" x 9' 2" (3.13m x 2.80m)

**Bathroom**  
4' 1" x 7' 11" (1.25m x 2.42m)

**Landing**  
5' 11" x 10' 6" (1.81m x 3.21m)





REAR GARDEN



blackbear

