



96 Haven Park Drive, Haverfordwest

£225,000 Freehold

Charming 3 bed bungalow in Pembrokeshire with living room, kitchen, shower room, garage, parking, enclosed garden. Close to amenities and racecourse in a family-friendly area.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Sought after location
- Enclosed rear garden
- No onward chain
- Detached bungalow
- 3 bedrooms

Hallway

Fitted carpet, uPVC front door with glass panel insert and double glazed sidelight,

Living room

Dimensions: 4.54 x 3.73 (14'10" x 12'2"). Fitted carpet, double glazed uPVC window to the front

Kitchen

Dimensions: 2.19 x 3.67 (7'2" x 12'0"). Matching base and wall units, single drainer sink, fitted carpet, double glazed uPVC window to the rear, uPVC door with glass panel insert leading to outside

Bedroom 1

Dimensions: 3.16 x 3.72 (10'4" x 12'2"). Fitted carpet, double glazed uPVC window to the front

Bedroom 2

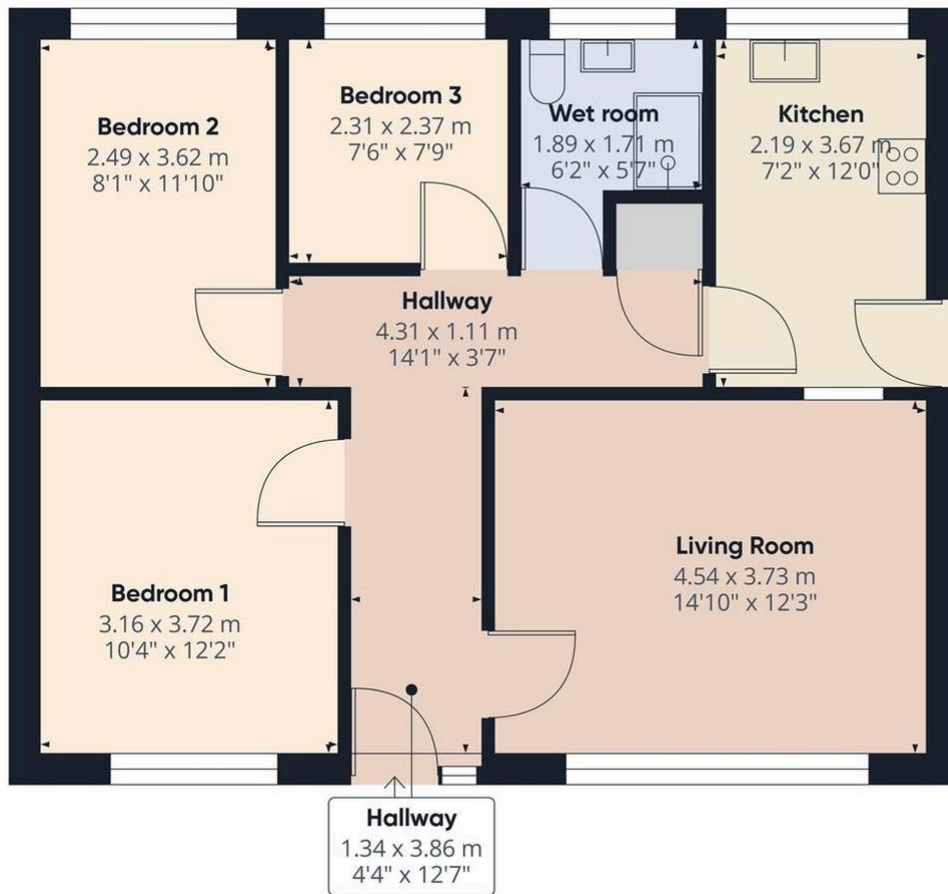
Dimensions: 2.49 x 3.62 (8'2" x 11'10"). Fitted carpet, double glazed uPVC window to the rear

Bedroom 3

Dimensions: 2.31 x 2.37 (7'6" x 7'9"). Fitted carpet, double glazed uPVC window to the rear

Wet room

Dimensions: 1.89 x 1.71 (6'2" x 5'7"). Pedestal hand basin, low flush toilet, electric shower, frosted double glazed uPVC window to the rear, wet room flooring



Approximate total area⁽¹⁾

66.29 m²

713.54 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	85

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		56	83

England, Scotland & Wales

EU Directive 2002/91/EC