



Avonlea , Haverfordwest, SA62 3HT

**Offers In The Region Of £250,000**

Deceptively Spacious Four Bedroom Detached Bungalow standing in Extensive Grounds.  
Convenient setting within easy reach of Haverfordwest and the popular Coastal Village of Broad Haven.  
In need of some improvement to realise its full potential.



### Situation

Avonlea is situated on the B4341 Haverfordwest to Broad Haven roadway, some 2 miles or so west of the small village of Portfield Gate, and within some two miles or so of the popular coastal resort of Broad Haven, which lies within the Pembrokeshire Coast National Park and is renowned for its long sandy beach and which offers a reasonable range of local services.

Haverfordwest is the Principal Administrative Centre for the coastal county of Pembrokeshire and benefits from an extensive range of services and facilities.

### Directions

The property is located at postcode SA62 3HT, and is denoted by our For Sale sign.

### Description

Avonlea comprises a detached bungalow that was constructed some 50 years ago, of spar ended cavity block walls, under a pitched interlocking concrete tiled roof. The property is set back off the road and has a good size car parking area to the fore, and stands within a large plot that is laid mainly to lawn.

The accommodation comprises:-

#### Front Porch 16'4" x 4'11" (5m x 1.5m)

With door to:-

#### Sitting Room 13'5" x 15'7" (4.10m x 4.75m)

Having a double aspect with a window to the side and a window into the Front Porch, together with wall lights and a radiator.

#### Inner Hallway

With airing cupboard and built-in storage cupboard.

#### Kitchen 14'5" x 10'11" (4.4m x 3.35m)

With a door leading to a Side Porch and window overlooking the rear garden. The Kitchen includes a range of fitted base units with complimentary worksurfaces over and incorporating a stainless steel double drainer sink unit, together with an oil-fired Rayburn and further built-in storage cupboard. Radiator.

#### Bathroom

With part-tiled walls and suite comprising bath with shower attachment over, WC and wash basin with shaver point/light over, extractor fan, etc.

#### Bedroom One 10'5" x 15'7" (3.2m x 4.75m)

With wall light and radiator.

#### Bedroom Two 9'0" x 9'0" (2.75m x 2.75m)

With built-in wardrobes and radiator.

#### Bedroom Three 13'2" x 13'1" (4.03m x 4m)

With built-in wardrobes and radiator.

#### Bedroom Four 8'8" x 12'6" (2.65m x 3.82m)

With built-in wardrobe and radiator.

### Sunroom



Adjoining the property is a

#### Garage 10'9" x 16'4" (3.3m x 5.0m)

with up-and-over door to the fore, and to the rear is an:-

#### Utility Room 11'5" x 10'9" (3.5m x 3.3m)

Which houses an oil-fired boiler, has plumbing for an automatic washing machine and includes a sink with door to the rear.

### Externally



To the fore of the property is a good size lawn together with a car parking area for several vehicles. To the rear is a further lawned garden.

### Services

Mains water and electricity are connected. Drainage is to a private system. There is full oil-fired central heating and the property is Upvc double glazed.

### Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone - 01437 764551.

<https://www.pembrokeshire.gov.uk/>

We understand that the property is registered as a Band E for Council Tax purposes.

### Tenure

Freehold with vacant possession. There is no ongoing chain.

### General Remarks

The sale of Avonlea offers the opportunity for a purchaser to acquire a deceptively spacious 4 bedroom bungalow that enjoys a pleasant rural position with views over the surrounding farmland, and yet is within easy reach of

Haverfordwest and the coastal village of Broad Haven.

The property does require some updating in order to realise its full potential, but could be used as a family home or as a retirement property, having flexible accommodation and standing within good sized grounds.

Viewing is highly recommended.

### **Anti Money Laundering & Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### **Broadband Availability**

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 1mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage**

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited  
Three Voice - Limited & Data - Limited  
O2 Voice Likely & Data - Limited  
Vodafone. Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

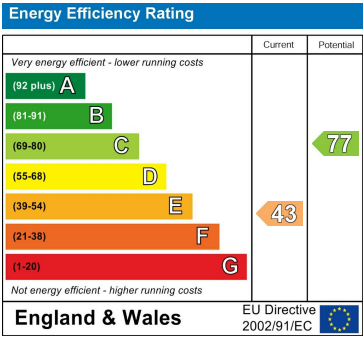
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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