

32 Church Road, Johnston, Haverfordwest, Pembrokeshire, SA62 3HE

- Detached House
- Kitchen/Dining Room
- Close to Amenities
- 5/6 Bedrooms
- Modern Design
- Ideal Family Home
- Garage & Driveway Parking
- Edge of Village Location
- Double Glazed
- EPC Rating: TBC

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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Offers Around £625,000

We Say...

A unique opportunity to purchase a detached, executive property on the leafy outskirts of Johnston, Situated around a 10-minute walk into the village. This property would make an ideal family or holiday home, being just a stroll away from local amenities including the local shops, pubs, and hairdressers. Johnston also benefits from being on the main railway line from Milford Haven to London.

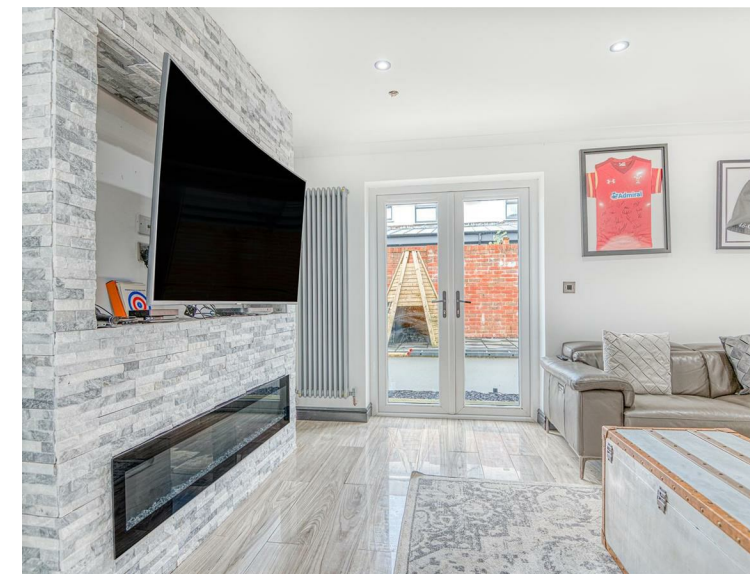
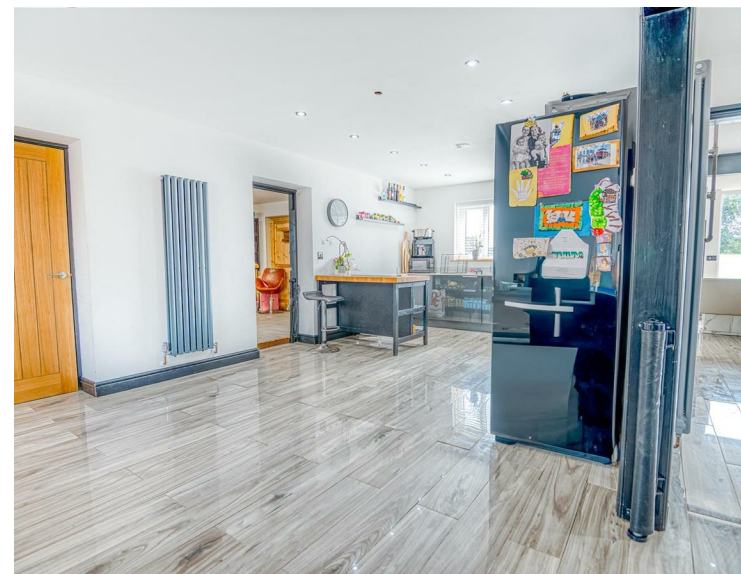
With a modern and contemporary feel throughout, the property comprises of: Entrance hall, cloakroom, a kitchen/dining room, family room, downstairs bedroom, utility room, garage/workshop and shower room. A grand staircase leads you to the first-floor galleried landing with five bedrooms. The master bedroom benefits from an en-suite bathroom and floor to ceiling windows allowing views out over the front garden. There is also a family bathroom and a further en-suite shower room.

The property is in a fantastic location, and viewing is highly recommended. The accommodation further benefits from uPVC Double Glazing and oil central heating.

Externally to the front of the property is a garden laid to lawn with a driveway that offers off-road parking for several cars. To the rear of the property is an enclosed garden area which is mostly laid to lawn.

The village of Johnston is located some 3 miles south of the County Town of Haverfordwest, on the way to Milford Haven, Neyland Marina, and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire. The stunning Pembrokeshire coastline is within easy reach, with beautiful sandy beaches at Marloes Sands, Broad Haven, Freshwater East, and a host of others.

Haverfordwest has a wide range of amenities including Main Line Train Station, Hospital, Leisure Centre and Swimming Pool, Cinemas, Primary and Secondary Schools, Sixth Form College, Supermarkets, Retail Parks etc., whilst Johnston itself has a Primary School, train station, shops, doctor's surgery etc.



DIRECTIONS

DIRECTIONS: From our Haverfordwest Office, continue on High Street, through Dew Street, and at the traffic lights, continue on straight. Continue straight over the second traffic lights, then at the roundabout take the third exit onto Merlin's Hill. At the roundabout, take the third exit onto Dredgeman's Hill and continue into Johnston. Pass the garage on your left and continue straight over the mini-roundabout. At the traffic lights, take the 2nd left into Church Road and the house will be approx 500 yds on the right-hand side.

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'F'

AGENTS NOTE: Plans and information have been supplied by the developer, who reserves the right to alter the specification. The information and images provided in this specification are for guidance only and do not form any part of the Contract of Sale. Any dimensions have been taken from plans, and should not be relied upon. Please request up to date information from the agent or the developer at the time of enquiring.

SSG/JETH07/24/DRAFT

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AERIAL VIEW

