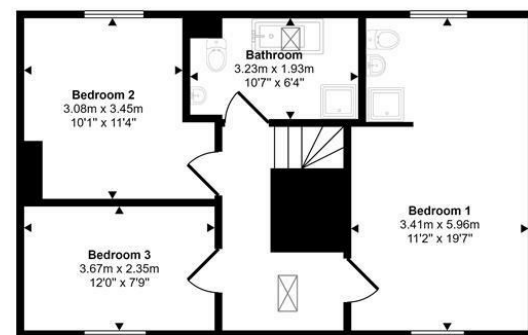


Ground Floor
Approx 82 sq m / 885 sq ft



First Floor
Approx 58 sq m / 623 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

ADD/ESL/07/23/OK EJL

We would respectfully ask you to call our office before you view this property internally or externally

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

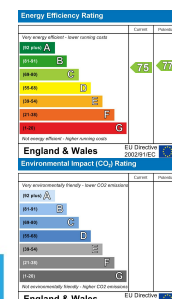


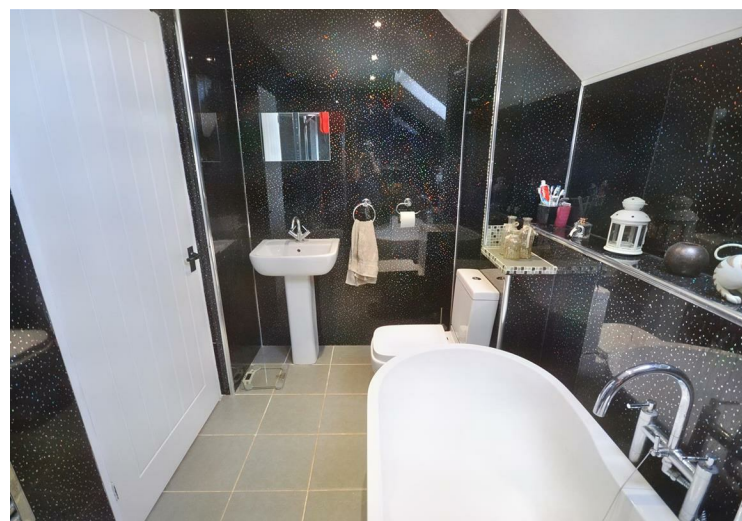
Stonethrow Retreat West Hook Road, Hook, Haverfordwest, Pembrokeshire, SA62 4LS

- Detached House
- En-Suite Master Bedroom
- Beautifully Presented
- Off Road Parking
- Solar Panels
- Three Double Bedrooms
- Two Reception Rooms
- Village Location
- Front And Rear Gardens
- EPC Rating: C

Offers In The Region Of £465,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



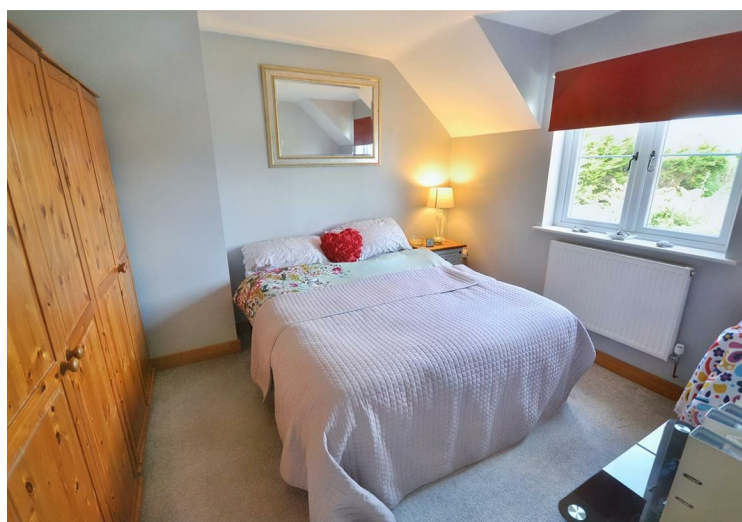
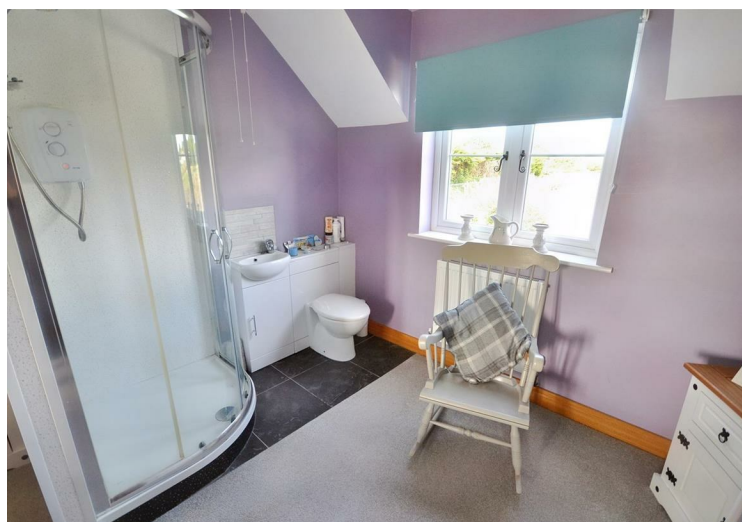


Stonethrow Retreat is a beautifully presented detached house located in the sought after village of Hook. The property is located on a private cul-de-sac benefitting from minimal passing traffic. The layout of the property briefly comprises of an Entrance Porch and Hallway, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room and Cloakroom on the ground floor. On the first floor are Three Double Bedrooms, the master with incorporated En-Suite facilities, and a family Bathroom. The property benefits from double glazing, LPG gas heating and privately owned solar panels provide reduced energy costs. Features include a multi fuel burner serving both reception rooms, a vaulted ceiling in the dining room and solid oak flooring in the kitchen. French doors lead out from the reception rooms to the rear garden.

Externally, there is a gated driveway to the front providing off road parking and access to the front garden which is laid to lawn with pedestrian side access to both sides. At the rear, is a well maintained lawned garden with two seating areas, both with wooden pergola above. To the side is an outdoor bar area with space for a hot tub if desired, and shed and bin storage to the side of the property.

This is an excellent family home in a popular village, viewing is highly recommended!

The estuary village of Hook on the Western Cleddau, has local amenities including shop/post office, primary school and sports club, and gives access to the beautiful scenery of the Cleddau Estuary. The county town of Haverfordwest is approximately 5 miles to the north and enjoys a wide variety of amenities including secondary schools, shops, supermarkets, a college of further education, swimming pool, library, restaurants etc.



DIRECTIONS

From our office in Haverfordwest proceed along the Freemans Way bypass to Merlins Bridge. At the roundabout, take the first exit to Hook, Llangwm, Burton, and follow the road to Freystrop. At the crossroads, turn left for Hook, you will pass a green area on your left-hand side before the start of West Hook Road. Follow the road around the corner and you will find the turning for Stonethrow Retreat on the right-hand side. What3Words: scarves.electrode.blossom

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.