

Approx Gross Internal Area
133 sq m / 1428 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: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water,

HEATING: Oil Central Heating

TAX: Band E

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

SSG/AMA/04/24/OK EJL

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

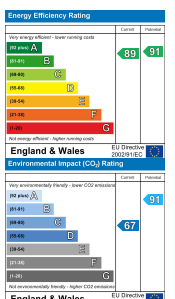


Larkrise Clarbeston Road, Haverfordwest, Pembrokeshire, SA63 4UH

- Detached House - Four Bedrooms
- Driveway & Garage Parking
- Utility Room
- Enclosed Rear Garden
- Double Glazing
- Kitchen/Diner
- Lounge
- Office / Play Room / Bedroom
- Oil Central Heating & Solar Panels
- EPC Rating: B

Offers In Excess Of £350,000

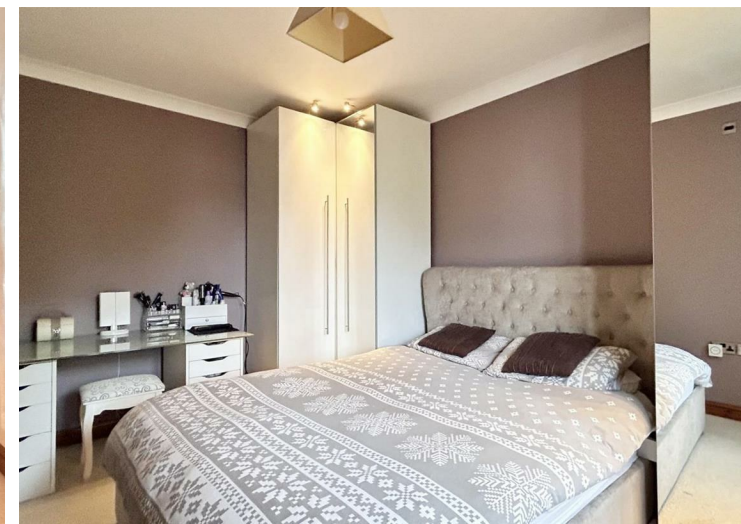
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The Agent that goes the Extra Mile





This well-presented four bedroom detached house is located in the popular village of Clarbeston Road, just a few miles outside of Haverfordwest and would make an ideal family home.

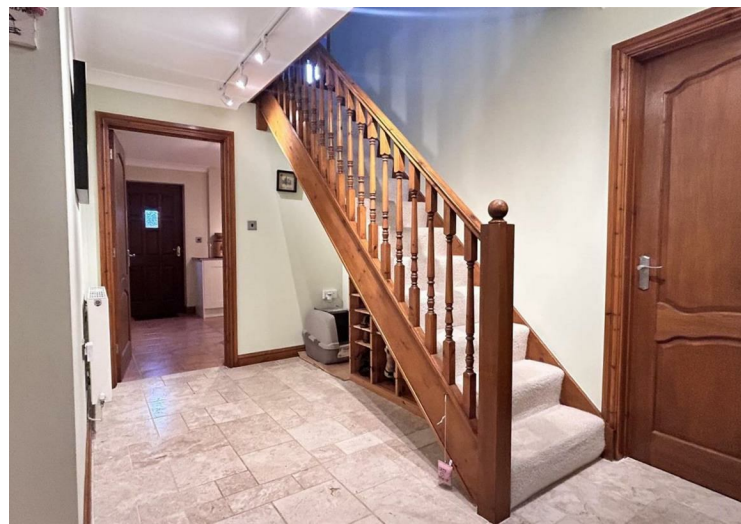
The accommodation comprises of entrance hallway, cloakroom/WC, living room, kitchen/dining area, utility room, study/bedroom,. Upstairs master bedroom with ensuite shower room, three further bedrooms and family bathroom. Property benefits from double glazing, oil central heating and solar panels at the property which are owned.

Externally there is a brick block driveway which offers ample vehicular parking and a single garage. To the rear is a landscaped garden with decked seating area.

The popular village of Clarbeston Road lies some 7 miles northeast of the county town of Haverfordwest. The village benefits from a railway station providing links to Haverfordwest, Carmarthen, Swansea, and Cardiff, a public house, shop, and mobile post office service on certain days and is in the catchment area for the primary school in Wiston. The Preseli Hills and the beautiful Llys y Fran reservoir are within easy reach for wonderful country walks.

The market town of Haverfordwest has numerous facilities and amenities on offer that include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, leisure center/swimming pool, cinema, restaurants, pubs, etc.

The beautiful Pembrokeshire coast is 14-16 miles away to the North, West, and South, with beautiful beaches for swimming, surfing, or watersports, and the famous Pembrokeshire Coast Path with its miles of wonderful walks on which to enjoy the stunning coastline, wildflowers and birdlife.



DIRECTIONS

From Haverfordwest get onto the A40 heading for Narberth. Just after passing A40 Garage, turn left signposted for Clarbeston Road. Entering Clarbeston Road, turn left over the railway bridge. Follow the road and the property can be found on the right hand side, denoted by a sale board. What3words chemistry.premises.provoking

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