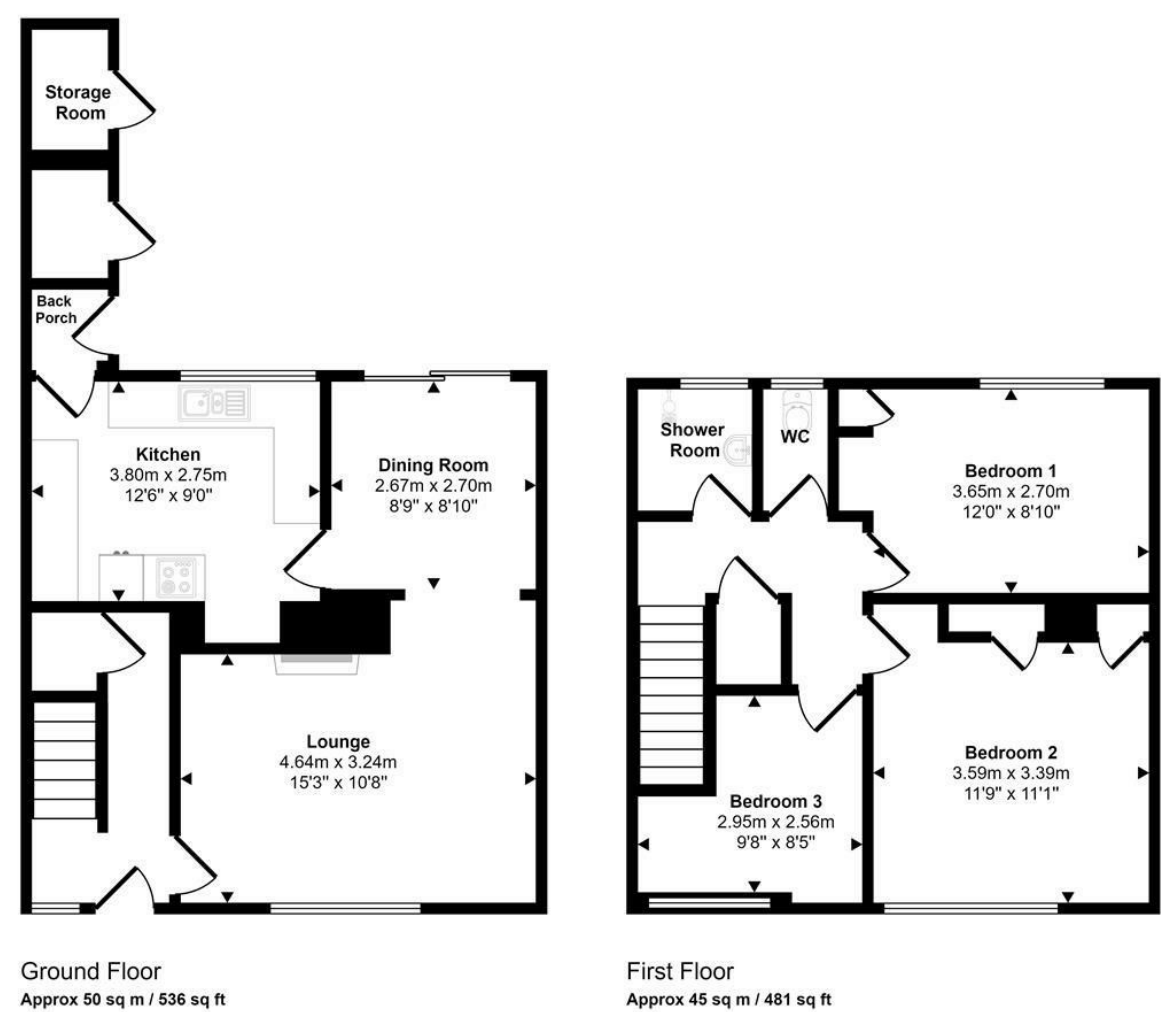


Approx Gross Internal Area  
94 sq m / 1016 sq ft



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 C  
 Local Restrictive Covenant

We would respectfully ask you to call our office before you view this property internally or externally  
 SSG/AMA/05/24/OK EIL

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.

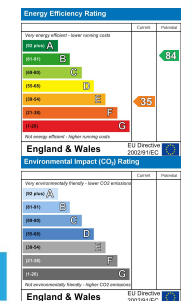
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
 EMAIL: haverfordwest@westwalesproperties.co.uk  
 TELEPHONE: 01437 762626



**18 St. Clements Park, Freystrop, Haverfordwest, Pembrokeshire, SA62 4EX**

- Local Restrictive Covenant
- Mid Terrace
- Two Reception Rooms
- On Street Parking
- Oil Central Heating
- Ex La Authority
- Three Bedrooms
- Village Location
- Double Glazed
- EPC F



**Offers In The Region Of £150,000**

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

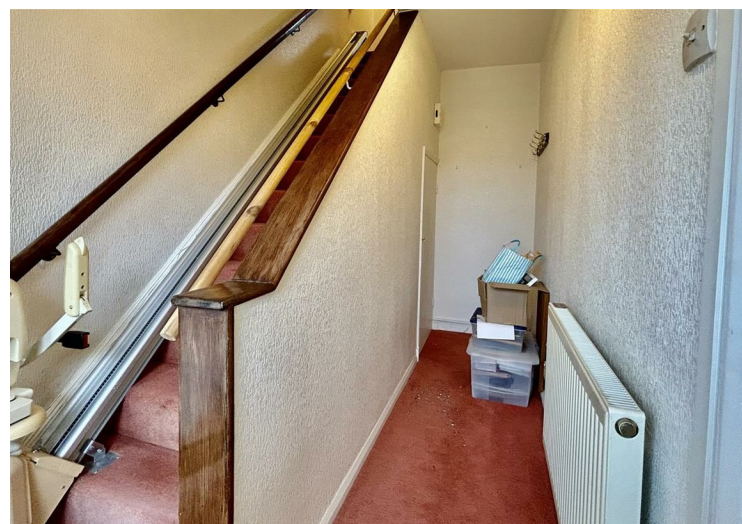
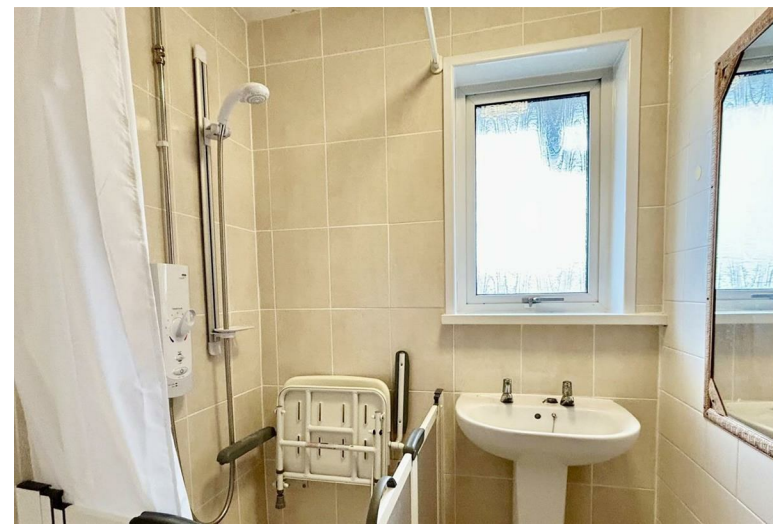


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**The Agent that goes the Extra Mile**







**\*\* LOCAL RESTRICTIVE COVENANT\*\*** Ex La Authority Mid Terrace located in the popular village of Freystrop within easy driving distance of the county town of Haverfordwest.

The accommodation comprises of hallway, lounge, dining room, kitchen, back porch and storage area. First floor three bedrooms, shower room and separate WC. The property benefits from oil central heating and double glazing.

Externally a low wall encloses the front garden. To the rear is an enclosed low maintenance patio garden.

Although this house requires modernising, it presents a fantastic opportunity for you design a home tailored to your tastes and preferences

Freystrop is a rural village set 3.5 miles to the south of Haverfordwest, close to the beautiful Cleddau River, and within easy travelling distance of Milford Haven and Pembroke. The nearby village of Hook has a village shop, primary school, and sports club, whilst the wider amenities of Haverfordwest include secondary schools, sixth form college, hospital, mainline train station, supermarkets etc. The property is also only a short distance from local beaches of Little Haven, Broad Haven and Marloes Sands being some 6 miles away.

### DIRECTIONS

From our office in Haverfordwest take the Freemans Way bypass to Merlins Bridge (McDonalds) Roundabout, and take the first exit towards Llangwm, Burton and Hook. On reaching the village of Freystrop turn right into Targate Road, and St Clements Park will be found after a few hundred yards (the 3rd turning) on the right. The property is on the left hand side. What3words physical.currently.spooned

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.