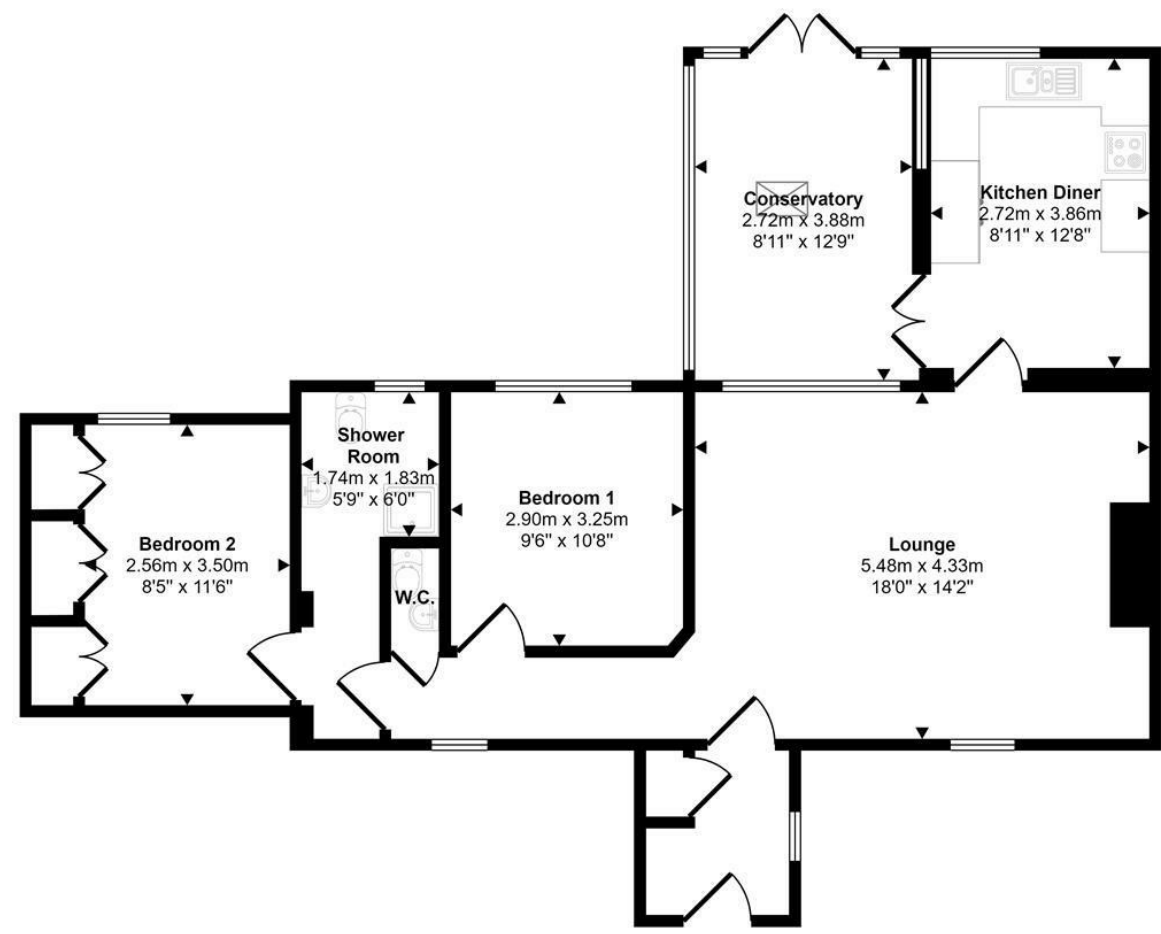


Approx Gross Internal Area  
85 sq m / 917 sq ft



Floorplan

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 D

ADD/ESL/05/23/04/23/OK EIL

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**

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

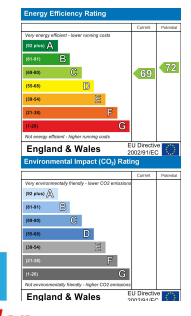


**21 Fir Tree Close Cuffern, Roch, Haverfordwest, Pembrokeshire, SA62 6HR**

- Semi-Detached Cottage
- Immaculately Presented
- Detached Garage
- Private Road
- Beautifully Tended Garden
- Two Double Bedrooms
- Sun Room
- Sought After Location
- Solar Panels
- EPC Rating:

**£270,000**

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



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

**The Agent that goes the Extra Mile**





A beautifully maintained semi-detached bungalow located in a sought softer Cul-De-Sac in the popular area of Cuffern.

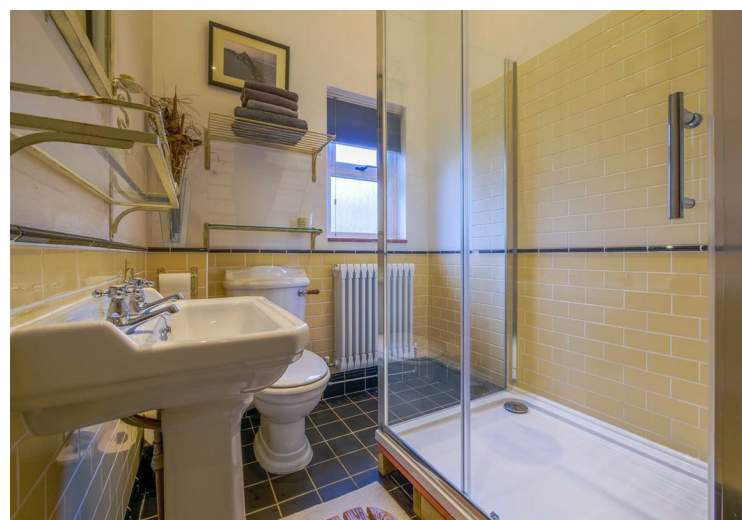
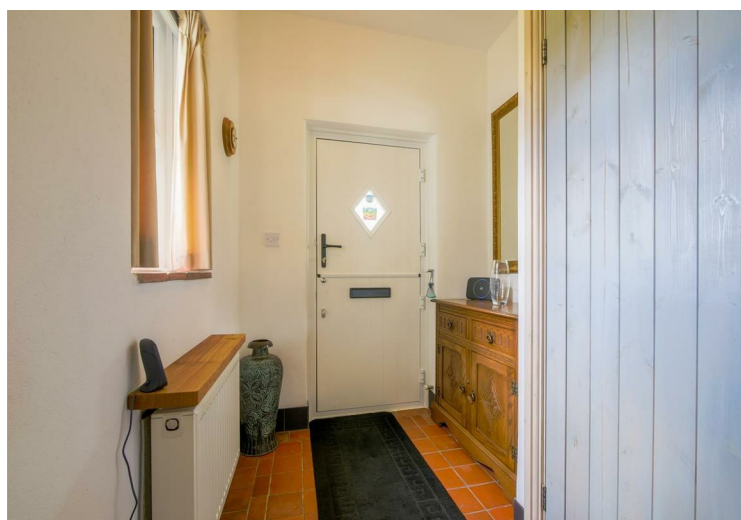
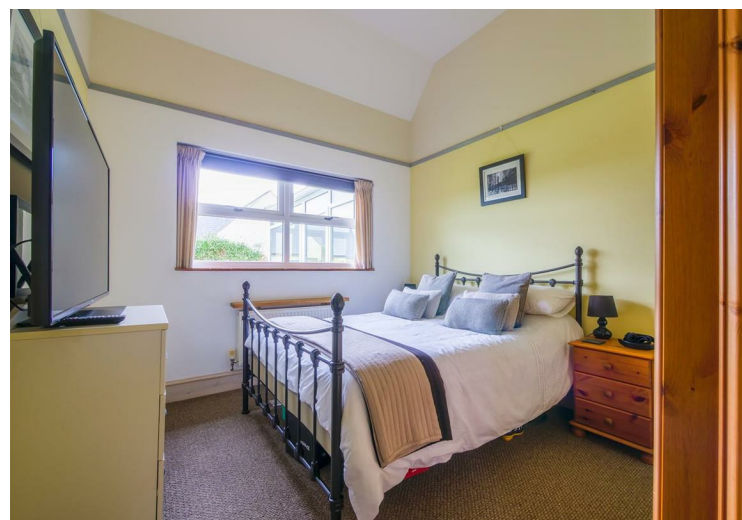
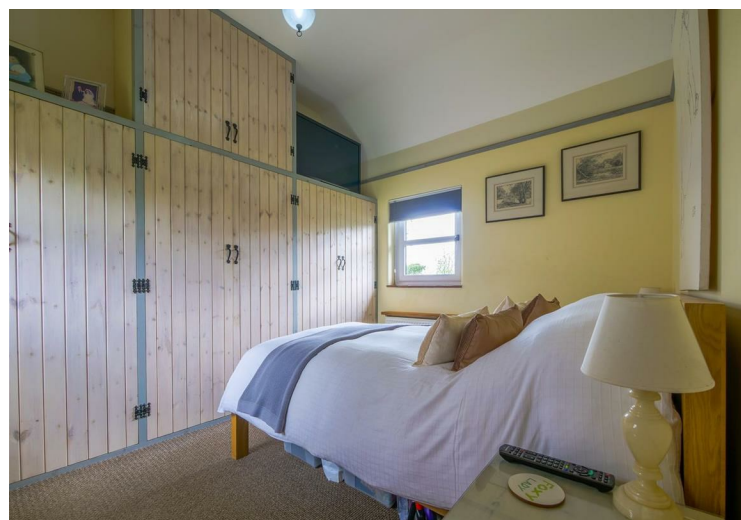
The property briefly comprises of an entrance hall, lounge with vaulted ceiling and multi-fuel stove, a Kitchen/Dine, Sun Room, two Bedrooms with fitted wardrobes in the master, shower room and a Separate WC. The property is served by a Vaillant LPG gas boiler and double glazed windows. with the added appeal of a Fibre Optic broadband connection to suit modern day living. Privately owned solar panels provide reduced energy bills and a quarterly rebate payment.

Externally, there is parking for two cars to the front of the property, and access to the detached single garage which benefits from overhead eaves storages and a fitted electric car charging point. To the rear of the property is a well tended lawned garden with gravel footpaths lining the perimeter of the property.

The village has a general store with a post office, public house, and popular primary school, all within walking distance. There is a regular bus service to Haverfordwest and St Davids. It is a thriving community, which also benefits from a Parish Church, and Community Hall.

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

Roch is just two and a half miles from the famous surfing sandy beach at Newgale, and the cove at Nolton Haven. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife.



#### DIRECTIONS

From our office in Haverfordwest, head towards St Davids on the A487. Continue for approximately 6 miles until you reach the village of Roch. Turn right onto Church Road and follow the road past Roch Castle and the church. Take the next right hand turn and follow the lane down through the woods and up the hill, until you see the turning on the right-hand side for East Moor Park. Turn here, where you will find Fir Tree Close on the right-hand side. What3Words: Flagging.Royal.Reduce

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