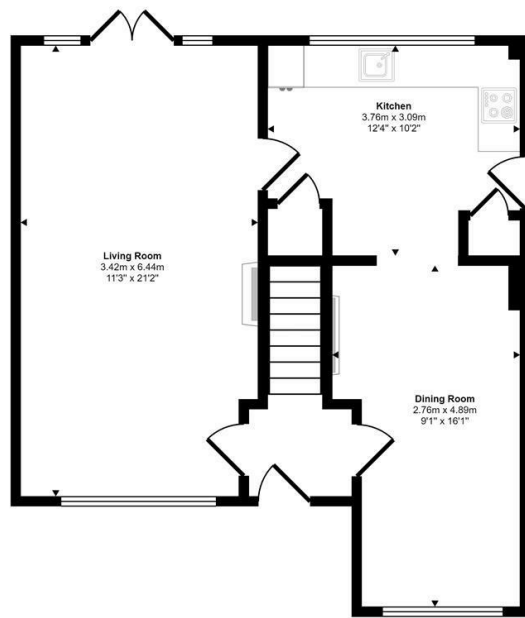
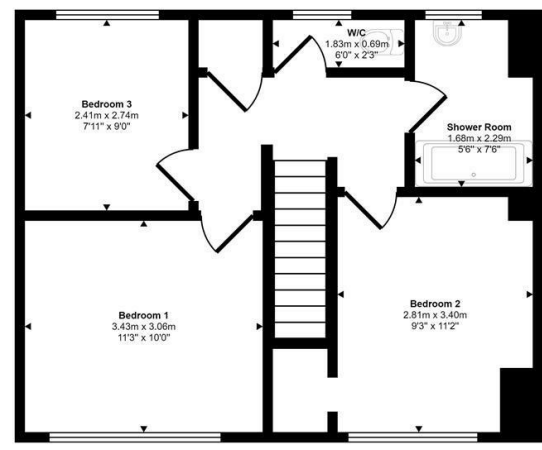


Approx Gross Internal Area
94 sq m / 1010 sq ft



Ground Floor
Approx 51 sq m / 546 sq ft



First Floor
Approx 43 sq m / 464 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 D

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

SSG/AMA/05/24/Ok EIL

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

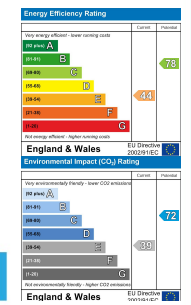


36 St. Brides View, Roch, Haverfordwest, Pembrokeshire, SA62 6AZ

- Semi Detached
- Three/Four Bedrooms
- Front and Rear Gardens
- Short Drive from Newgale Beach
- Double Glazing
- Sought After Village Location
- Driveway Parking
- Corner Plot
- Oil Central Heating
- EPC Rating: E

Offers Around £260,000

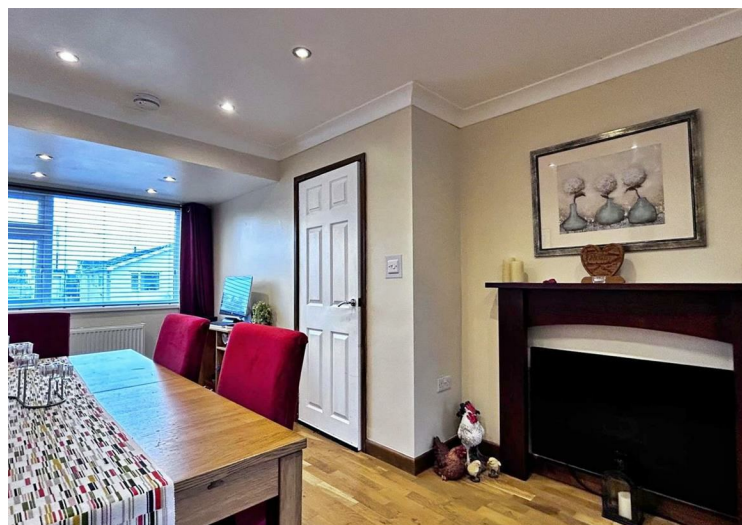
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The Agent that goes the Extra Mile





A delightful, well-presented semi-detached house is nestled within a sizable corner plot, in the sought-after village of Roch.

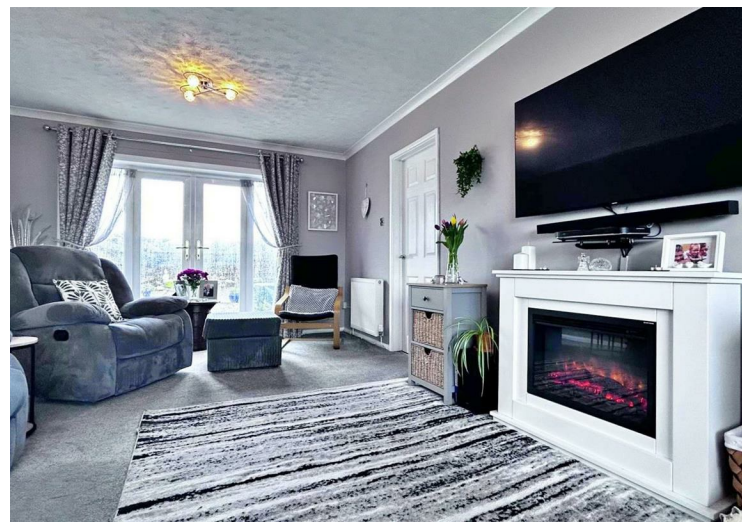
The accommodation comprises of hallway, kitchen, bedroom, 21ft lounge/dining area with French doors that lead out to a well-maintained rear Garden. First-floor Stairs three bedrooms, WC, and Shower Room Property benefits from double Glazing and oil central heating,

Externally the property is set within a corner plot and benefits from front, side, and rear gardens. The front garden is laid to lawn, with a concrete path leading to the front door and driveway parking for at least two vehicles. A wooden gate leads you around the side of the property, where there is a sizeable lawned area (offering potential to extend - subject to necessary consents), and to the rear, the garden has been landscaped and is low maintenance with a selection of pretty flower beds (also offering the potential to extend - subject to necessary consents).

The village has a public house and a 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. It is just 1.7 miles away from the famous

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 Haverfordwest Office, proceed up High Street and follow the one-way system down Barn Street. Take the first left after Lidl. At the roundabout take the first left onto Thomas Parry Way. Take the second left at the next roundabout. Proceed on this road for approximately six miles. When you arrive in Roch, take the second right onto Church Road. Take the first left onto St Brides View, take the next left and the property will be found ahead denoted by a for sale sign. What3words plesing.series.papers

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