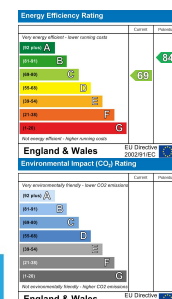


35 Langford Road, Johnston, Haverfordwest, Pembrokeshire, SA62 3PX

- Detached House
- Lounge/Dining Room
- Driveway Parking
- Low Maintenance Rear Garden
- Gas Central Heating
- Two Bedrooms
- Kitchen/Breakfast Room & Sunroom
- Enclosed Rear Garden with Hot tub
- Triple/Double Glazed
- EPC Rating: C

Offers Over £180,000

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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, Mains Gas
HEATING: Gas Central Heating
TAX: Band D

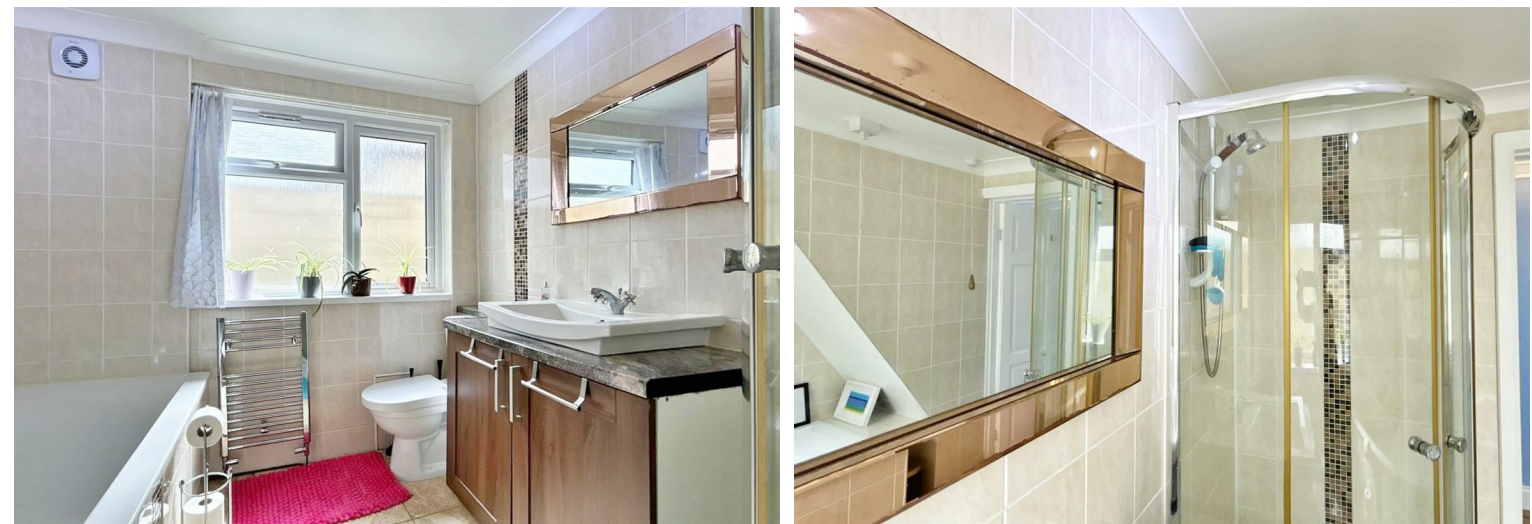
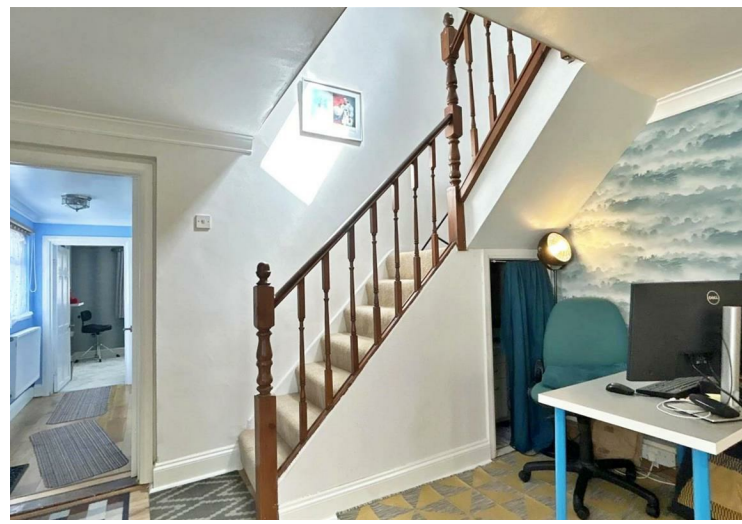
AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

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

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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



A spacious detached house located in the village of Johnston, within a 3 mile drive of the county town of Haverfordwest, where further amenities can be located.

The layout comprises of a hallway, lounge/dining area, kitchen/breakfast room, conservatory/utility area, master bedroom and bathroom. On the first floor is a further bedroom and a walk-in wardrobe/cloakroom. Property benefits from triple glazing/double glazing and gas central heating.

There is also a useful loft space for storage or, subject to planning permission, could be utilised as additional accommodation.

Externally to the front is a paved driveway for two vehicles. To the rear a low maintenance garden, tool store and slabbed patio seating area with a summerhouse, a handy storage shed adjacent and swim spa.

Viewing is recommended to appreciate the size and versatility of this property.

The village of Johnston is located some 3 miles south of the County Town of Haverfordwest, on the way to Milford Haven, Neyland Marina and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire. The stunning Pembrokeshire coastline is within easy reach, with beautiful sandy beaches at Marloes Sands, Broad Haven, Freshwater East and a host of others. Haverfordwest has a wide range of amenities including Main Line Train Station, Hospital, Leisure Centre and Swimming Pool, Cinemas, Primary and Secondary Schools, Sixth Form College, Supermarkets, Retail Parks, whilst Johnston itself has a Primary School, train station, shops, doctor's surgery



DIRECTIONS

From our Haverfordwest office, take the Freemans Way by pass to Merlins Bridge (McDonalds) roundabout, take the 2nd exit and continue to the village of Johnston. Go down the hill and up the other side, and turn left into Langford Road (signposted for Rosemarket) just after the traffic lights. The property will be found on the right hand side. What3words poets.unearthly.garden

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