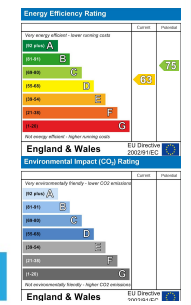


Skomer View Church Road, Roch, Haverfordwest, Pembrokeshire, SA62 6BG

- Modern Detached House
- Two Lounges
- Sought After Village Location
- Short Drive to Newgale Beach
- Oil Central Heating and Double Glazed
- Four Bedrooms
- Sea and Coastal Views
- Spacious Garden
- Ample Driveway Parking
- EPC Rating D

Price £495,000

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



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 E

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

CFH/AMA/07/24/Ok EJJ

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,

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A detached home offering wonderful sea and coastal views over St Brides Bay to Skomer Island, the property is set back off the road down its own private tree lined drive and is situated on the edge of the sought after village of Roch.

The accommodation comprises of on the ground floor: hall, cloakroom, bedroom, lounge, utility room, kitchen, dining room with French doors opening onto a paved terrace with steps down to a large enclosed lawn. First Floor: Lounge which enjoys sea and coast views with one glazed wall, maximising the views, master bedroom which has a dressing room and ensuite shower room, two further bedrooms and a bathroom.

Externally there is wrap around garden with a paved terraced seating area and an enclosed lawned area. The property has ample driveway parking.

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.

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 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 and the property will be found shortly after on the right-hand side WhatThreeWords: evolution.amps.trooper

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