



Energy Efficiency Rating		Current	Target
Very energy efficient: lower running costs			
100-150 kWh/m ² /yr	A		
80-100 kWh/m ² /yr	B		
60-80 kWh/m ² /yr	C		
45-60 kWh/m ² /yr	D		
30-45 kWh/m ² /yr	E		
15-30 kWh/m ² /yr	F		
0-15 kWh/m ² /yr	G		
Not energy efficient: higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
Current			
Very environmentally friendly: lower CO ₂ emissions			
100-150 g/m ² /yr	A		
80-100 g/m ² /yr	B		
60-80 g/m ² /yr	C		
45-60 g/m ² /yr	D		
30-45 g/m ² /yr	E		
15-30 g/m ² /yr	F		
0-15 g/m ² /yr	G		
Not environmentally friendly: higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



The Agent that goes the Extra Mile



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Welcome to The Old Post Office, a piece of local history located on Church Road in Roch, Haverfordwest. This well presented detached house presents an excellent opportunity for those seeking a comfortable family home in a friendly village within an easy drive of Haverfordwest.

The layout of the property briefly comprises of an entrance porch with cloakroom leading through to a welcoming hallway. To the left is the kitchen/diner boasting solid wood base and eye level units and enough space for a family sized table. Leading on to a conservatory, providing a lovely seating area on a hot summers day, To the right of the hallway is the living room with wood burning stove, progressing through to a downstairs bathroom, utility room and through to the workshop/log store at the side. On the first floor are three well proportioned double bedrooms and a family bathroom, accessible by either of the two staircases in the property.

Externally, the property boasts a beautifully tended lawned garden to the rear, set within Mediterranean style white washed curved walls for privacy and shelter from the breeze. To the front is ample parking space, accommodating up to five vehicles, along with a detached garage with adjoining store.

The property offers a perfect blend of tranquillity and accessibility, making it an ideal choice for anyone looking to enjoy the beauty of the Welsh countryside while still being within reach of local amenities.

The village has a primary school, and local popular pub all within walking distance, and 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 two and a half miles away from the famous surfing sandy beach at Newgale, and the cove at Nolton Haven. It is a convenient location for pleasant walks inland to Brandy Brook Valley and Roch Mill is the last remaining of five water mills.



DIRECTIONS

From our Haverfordwest office proceed to the Morrisons roundabout and take the A387 towards St Davids, passing through Pelcomb and Simpson Cross. Turn right on reaching Roch (just opposite the Motel) and continue along Church Road. You will find number 30 on your right-hand side. What3Words: ///flexibly.downcast.showcase

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