

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

TAX: D

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

JETH/ESL/05/25/DRAFT

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ VVWProps

<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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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TELEPHONE: 01437 762626

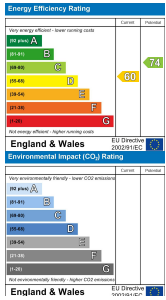


Wembury 15 Pill Road, Hook, Haverfordwest, Pembrokeshire, SA62 4LX

- Detached Bungalow
- Character Features
- Detached Double Garage
- Sought After Village Location
- Wraparound Garden
- Immaculately Presented
- Three Bedrooms
- Driveway Parking
- Open Plan Living Space
- EPC Rating: D

Offers Over £475,000

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The Agent that goes the Extra Mile

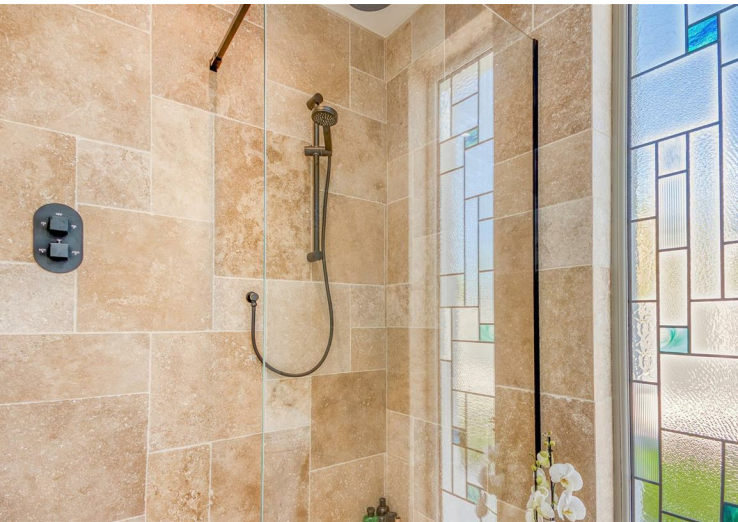


Welcome To Wembury. This immaculately presented detached bungalow has been updated by the current vendor to a very high standard. With exemplary attention to detail, the property seamlessly blends contemporary design with charming original features. The layout of the property briefly comprises of an entrance hall with oak herringbone flooring, an open plan living and kitchen space with glass lantern, bi-folding doors to the rear and access to a practical utility room. There are three double bedrooms, one currently being utilised as a sitting room, the master boasting an en-suite shower room and all bedrooms benefit from a bay window. A family bathroom serves the other two bedrooms, each bathroom has a feature full length stained glass window adding light and character. The property is served by oil fired central heating and double glazing, decorated with neutral tones throughout.

Externally, a driveway to the front provides ample off road parking and access to the detached double garage. Beautifully maintained lawned gardens are to the side and rear, with a patio seating area and well-established foliage.

This is an enviable family/ retirement home in a sought-after village, viewing is highly recommended!

The popular Estuary village of Hook lies some seven miles south of the County Town of Haverfordwest. The village has amenities including a shop, community centre, junior school, all contributing to its strong community spirit. A wider range of facilities is available in Haverfordwest, such as a mainline train station, hospital, library, swimming pool, cinemas, supermarkets, shops etc.



DIRECTIONS

From the Haverfordwest office, take the back road in the direction of Burton and follow the road to Freystrop. At the crossroads, turn left and follow the road down into Hook, proceed through the village, over the speedbumps and then take the left hand turn onto Pill Road. Wembury will be found on the left hand side. What3Words://///direct.inkjet.retaliat

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