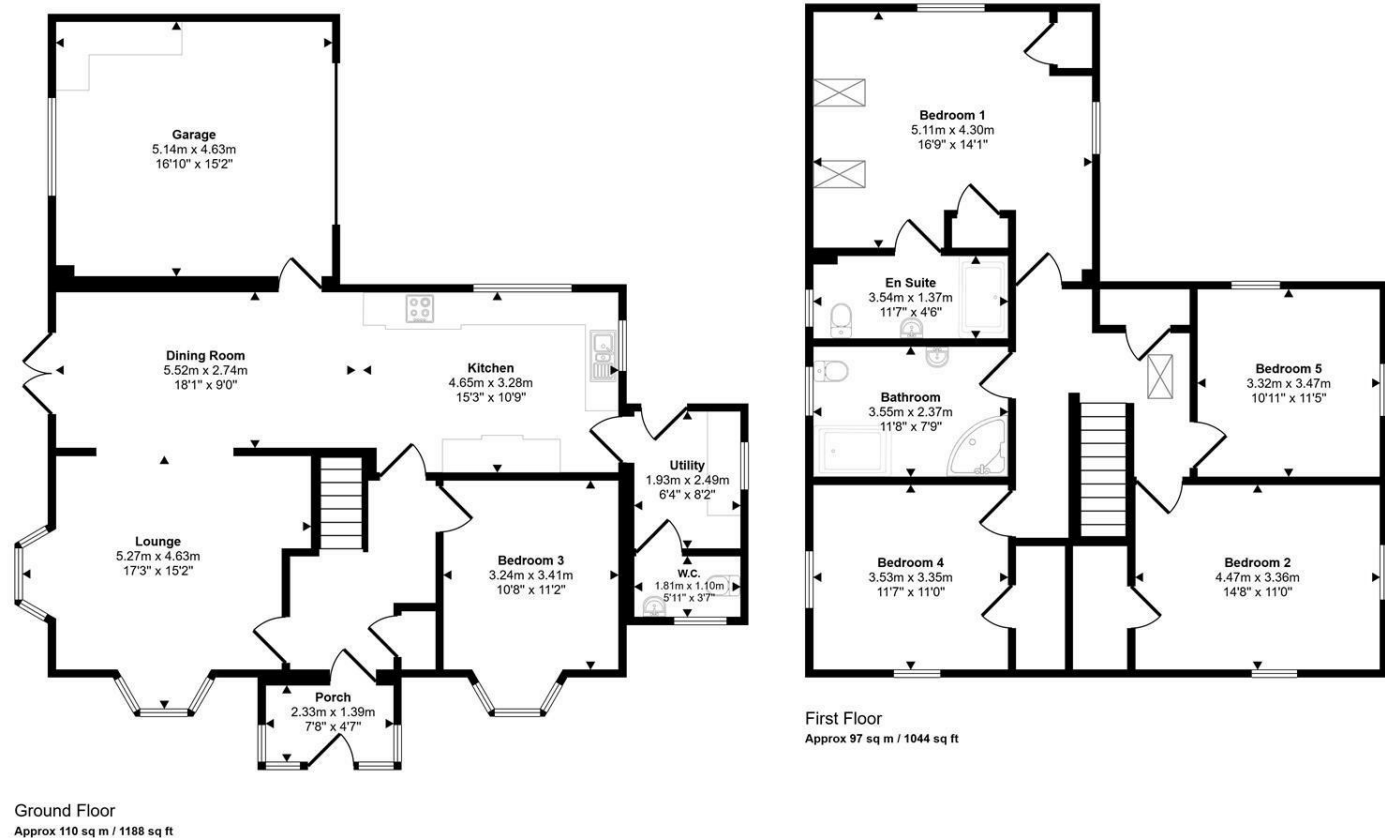


Approx Gross Internal Area
207 sq m / 2232 sq ft



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

TAX: F

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

JETH/ESL/05/25/OK

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.

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

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

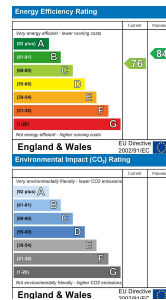


North Farm Cottage Walton East, Clarbeston Road, Haverfordwest, Pembrokeshire, SA63 4SU

- Detached House
- Master Bedroom With En-Suite Shower Room
- Double Glazing
- Well Tended Gardens With Pond
- Beautifully Presented
- Five Bedrooms
- Oil Central Heating
- Driveway & Garage
- Sought After Village Location
- EPC Rating: C

£525,000

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The Agent that goes the Extra Mile





Welcome to North Farm Cottage, located in the sought after village of Walton East, this is a beautifully presented family home offering up to five double bedrooms, and has been tastefully updated by the current vendors. The layout briefly comprises of an entrance porch and hallway on the ground floor, leading to an open plan kitchen/diner fitted with oak kitchen units, utility room, downstairs WC, living room and a downstairs bedroom or study. On the first floor is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom equipped with both a bath and shower. The property is in a fantastic decorative order with warm, earthy tones and is served by oil fired central heating and double glazing. To the front, views of the adjacent church can be enjoyed.

The exterior includes a driveway, front garden, and a rear garden, all of which are very well tended. The gardens are arranged with defined sections including a pond, patio seating areas and decorative bedding areas.

This lovely family home has much to offer, viewing is highly recommended!

Located near the village of Clarbeston Road, 7 miles northeast of Haverfordwest, and 7 miles from Narberth, where doctors, dentists and supermarkets can be found. The village benefits from a railway station providing links to Haverfordwest, Carmarthen, Swansea, and Cardiff and a public house and is in the catchment area for the primary school nearby. The Preseli Hills and beautiful Llys y Fran Reservoir country park are within easy reach for wonderful country walks.



DIRECTIONS

From Haverfordwest, follow the B4329 towards Cardigan. After approx 1/2 mile, turn right and follow signs for Clarbeston Road. In the centre of Clarbeston Road, turn left signed Llys y Fran Country Park. Turn left for Walton East just before the Cross Inn. Continue into Walton East, taking the right hand turning, and North Farm Cottage can be found on the left.

What3Words: ///equivocal.homing.digress

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