

TOTAL FLOOR AREA: 1381 sq ft (128.3 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any errors or omissions. The data is for information purposes only and should be used as a guide to any prospective purchaser. The services, fixtures and appliances shown here are not guaranteed and no guarantee is given. Measurements are approximate and no guarantee is given.



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 Electric, Mains Water, Mains Gas, Mains Drainage
 HEATING: Gas
 TAX: Band E

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

JETH/ESL/09/25/DRAFT

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<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

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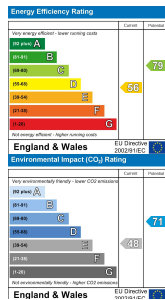


2 Pill Road, Hook, Haverfordwest, Pembrokeshire, SA62 4LU

- Detached House
- Three Bedrooms
- Garden with Orchard
- Ample Off Road Parking
- Very Well Presented
- Character Features
- Sun Room
- Log Cabin And Detached Garage
- Sought After Estuary Village
- EPC Rating: D

£400,000

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2 Pill Road is a very well presented detached house located in the sought after estuary village of Hook, approximately 4 miles out of Haverfordwest. This property is brimming with character features and modern conveniences, making it a unique and comfortable family home.

The layout of the property briefly comprises of an entrance porch/conservatory, an open plan living room and dining room split by a central staircase, bathroom, kitchen, sun room, utility room, shower room and a downstairs bedroom. On the first floor there are two further bedrooms, both with ample storage space and the master is served by an en-suite WC, The property is served by double glazing and gas central heating, with a neutral decoration and modern kitchen and bathrooms.

Externally, the property sits upon a substantial plot measuring approximately 0.34, consists of a driveway providing ample off road parking and side access to a detached garage with overhead storage. The rear garden is well maintained and laid to lawn with fruit trees and a patio seating area leading off from the sun room. A quaint log cabin provides additional accommodation, comprising of a living area, bedroom and shower room.

A wonderful family home, 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 our Haverfordwest Office, continue up high street, and continue straight at the two sets of traffic lights. At the roundabout, take the third exit down Merlin's Hill. At the roundabout, take the second exit up the Pembroke Road. Follow the Pembroke Road for approximately 2 miles, until you reach the village of Freystrop. Turn left onto New Road and follow to the village of Hook. Past the church, take the slight left onto Pill Road, where the property shall be on your right. What3Words:///clinch.sprinkle.inherits

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