

**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, Private Drainage

**HEATING:** Oil

**TAX:** Band E

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

JETH/ESL/11/25/JETH

**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](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



## The Coach House Fletcher Hill, Haverfordwest, Pembrokeshire, SA62 4BY

- Semi Detached Stone Cottage
- Up To Four Bedrooms
- Garden To Front
- Close To Town
- Immaculately Presented

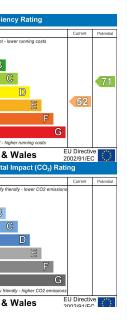
Offers Around £425,000

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***The Agent that goes the Extra Mile***





## DIRECTIONS

From Haverfordwest proceed out onto the Fishguard Road, past the airfield and take the next turning right signposted to Clarbenton Road, proceed along several hundred yards and the property is on your left hand side. What3Words: ///cabbage.parsnips.treble

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.