

Floorplan

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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D'
HEATING: Oil Central Heating

ref: SSG/ LLE /AUGUST/ 23
TAKEONOK/23/08/23/LLE

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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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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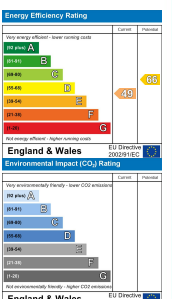


3 Brookside, St. Ishmaels, Haverfordwest, SA62 3TE

- Detached Bungalow
- Two Bathrooms
- Utility Room
- Workshop
- Well Presented
- Three Double Bedrooms
- Open Plan Kitchen/Diner
- Off Road Parking
- Front And Rear Garden
- EPC Rating E

Offers In Excess Of £300,000

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The Agent that goes the Extra Mile

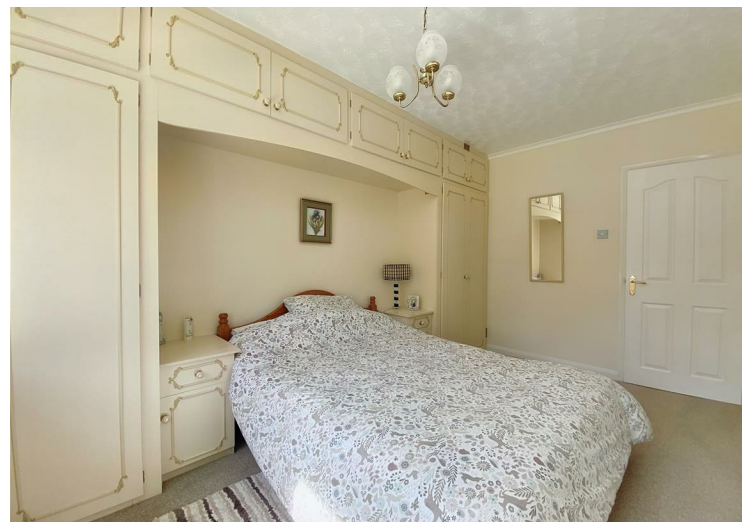




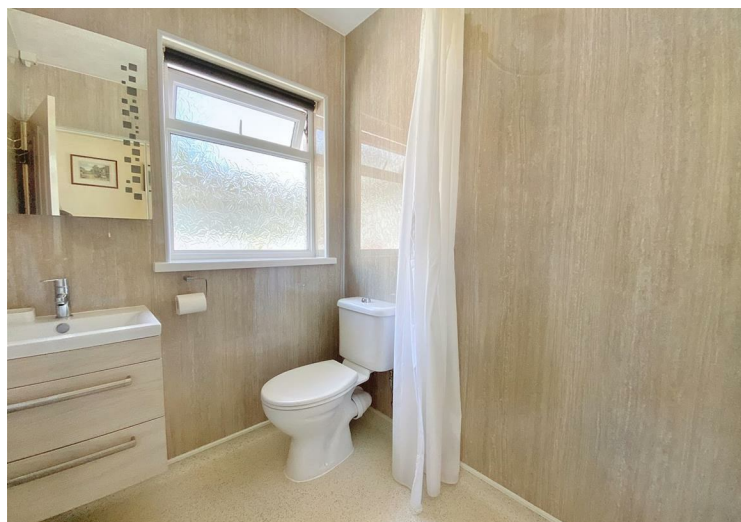
This well presented three bedroom detached bungalow is situated in the sought after Cul-De-Sac of Brookside in the village of St Ishmaels. The property is located within walking distance to the village pub, school, and sports and social club. Just a short drive to the coast you have idyllic beaches such as Monk Haven and Watch House bay on your doorstep.

The accommodation briefly comprises of entrance porch, living room with fireplace, open plan kitchen/dining room fitted with a range of modern appliances and breakfast bar, utility room with storage cupboard, family bathroom which is accessed via the utility room, wet room, additional cloakroom, and three double bedrooms, two of which benefit from ample built in storage.

Externally, to the front of the property there is a driveway to the left providing off road parking for multiple vehicles, lawned garden boarded with variety of shrubbery, pathway running across the length of bungalow with gated side access to rear garden. The rear garden provides a mainly lawned area, paved area which houses a workshop and greenhouse, two additional storage sheds providing ample storage and steps up to a raised flower bed with a variety of plants and shrubbery running along the back of the garden.



The village of St. Ishmaels is located some 11 miles south west of the County Town of Haverfordwest, and some 6 miles west of Milford Haven. St. Ishmaels is a popular village situated within the Pembrokeshire National Park conservation area with the nearest cove being approx. 0.75-mile distance. St. Ishmaels has a Primary School, Sports Club, Garden Centre and the Puffin bus service.



DIRECTIONS

From our Milford Haven office, continue down Fulke Street and turn right onto Hamilton Terrace. At the roundabout, take the first exit and follow Dale road for approx 5.3 miles. Take a left onto Bicton road coming into the village of St Ishmaels and then turn right onto Trewarren road. Continue to follow the road around to the right and then bear left onto Brookside. The property is located on the right hand side.

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