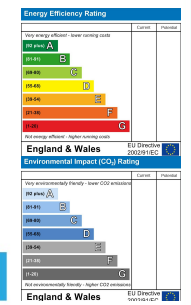


## Egerton House New Wells Road, Houghton, Milford Haven, Pembrokeshire, SA73 1NG

- Well Presented
- Four Bedrooms
- Two REceptions
- Driveway Parking
- Oil Central Heating
- Detached House
- Master Ensuite Bathroom
- Attractive Gardens
- Double Glazed
- EPC TBC

**Price £395,000**

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



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.  
Mains Drainage, Mains Electric, Mains Water  
HEATING: Oil Central Heating  
TAX: Band F

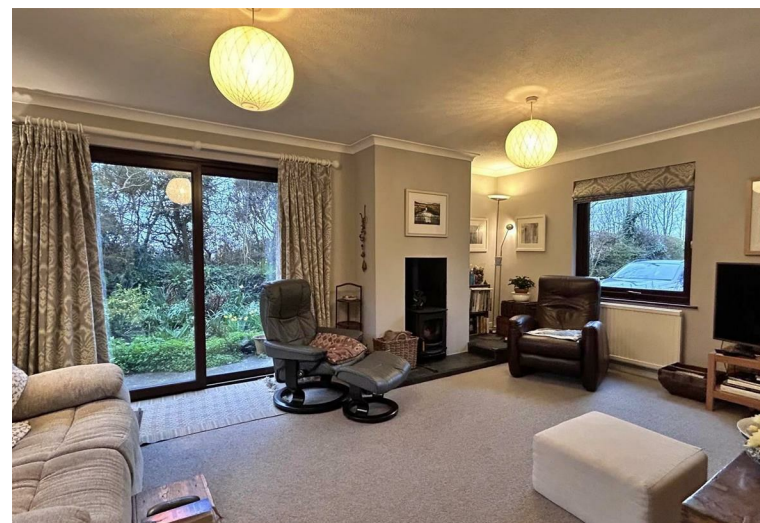
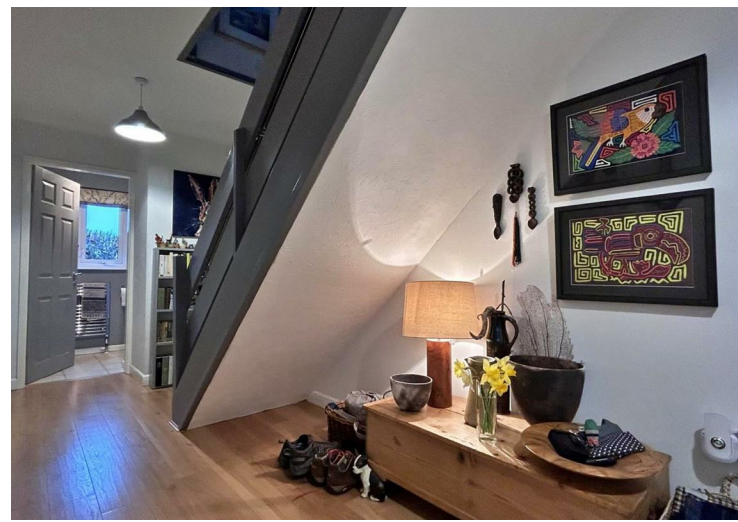
We would respectfully ask you to call our office before you view this property internally or externally

MM/AMA/03/24/OK

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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



A well presented detached house nestled in the popular semi rural location of Hill Mountain with rural views and distant views of the estuary.

The accomodation comprises of enclosed porch, entrance hall, lounge, dining room room, kitchen, utility area, upstairs four bedrooms (Masterbedroom with ensuite bathroom and walk-in wardrobe), shower room. Property benefits from double glazing and oil fired central heating.

Externally the property has a sweeping driveway giving ample off road parking and a double garage. The attractive gardens are secluded mainly laid to lawn with mature trees and shrubs and a summerhouse.

The village of Houghton is a village located just south of the county town of Haverfordwest. Haverfordwest has lots to offer including a selection of primary schools, secondary schools, further education college, hospital, multi screen cinema, theatre, high street, retail parks and supermarkets. Within a few miles of the village is the stunning Pembrokeshire coastline and its numerous popular beaches. The village is also in easy reach of the towns of Neyland and Milford Haven offering a further selection of amenities.



**DIRECTIONS**

From our Milford office head towards Neyland carrying straight on at the first roundabout and at the second roundabout go straight ahead (signposted Pembroke Dock). Take a left turn just before the bridge and proceed through the village of Burton and Houghton until you come to a sharp left hand bend, take the immediate right and turn right the property will be found on your right hand side. What3words elated.dozens.ruin

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