

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: 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: LPG Gas Central Heating  
TAX: Band D

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

SLS/CPS/05/24/OK EIL

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA  
EMAIL: milford@westwalesproperties.co.uk  
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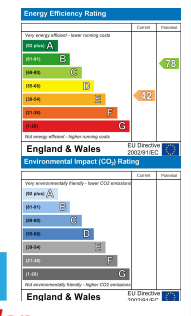


**17 New Wells Road, Houghton, Milford Haven, Pembrokeshire, SA73 1NG**

- Detached Bungalow
- Open Plan Kitchen & Dining Room
- Two Reception Rooms
- Detached Garage & Workshop
- Countryside Views
- Two Bedrooms
- Recently Renovated
- Well Presented
- Off Road Parking
- EPC Rating E

Offers In Excess Of £275,000

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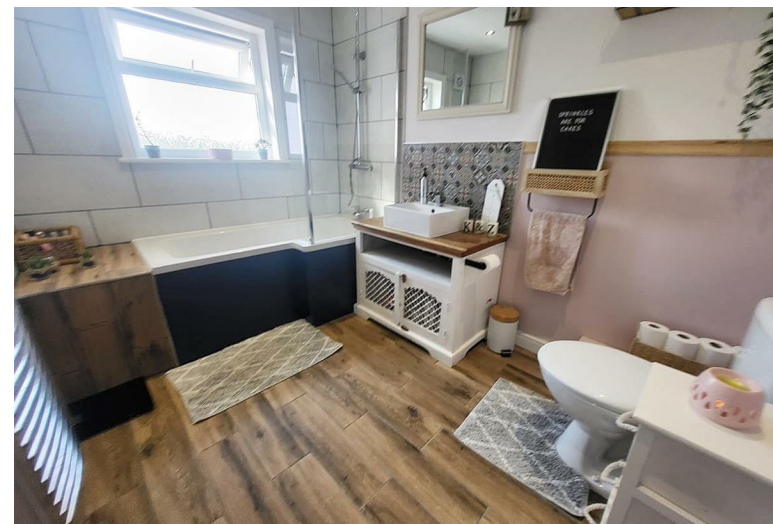


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**The Agent that goes the Extra Mile**







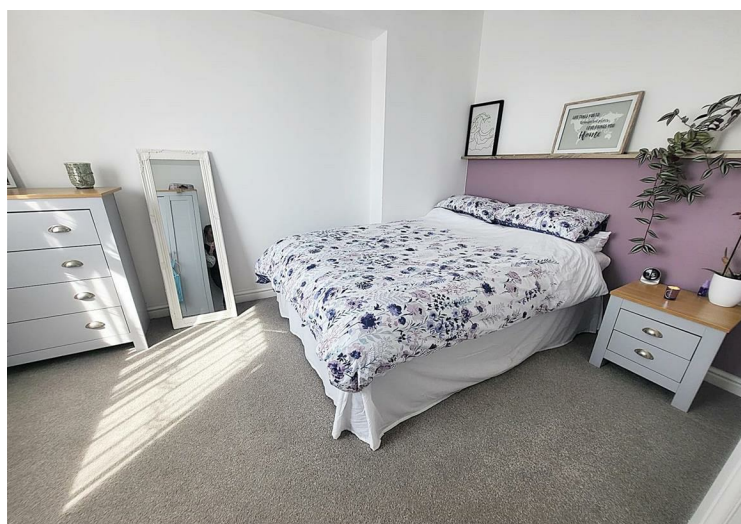
Renovated and extended in 2022, a well-presented detached bungalow nestled in the popular semi rural village of Hill Mountain with rural views.

The accommodation comprises of a porch, kitchen/diner, lounge, two bedrooms, a study/office and bathroom. Property benefits from double glazing and LPG gas central heating.

Externally the property has a tarmac driveway with ample vehicular parking, garage and workshop. views over the neighbouring fields and countryside. To the rear is an enclosed garden mainly laid to lawn with a patio seating area so that views over countryside can be enjoyed.

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.

A viewing is a must to appreciate what this versatile property has to offer.



### 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 after this, property will be found on your right hand side. What3words really.cashew.pave

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