

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.
TAX: Band E

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

ADD/ESL/05/23/OK/ESL

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

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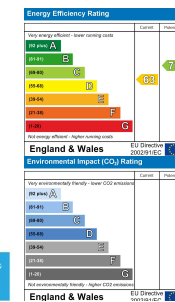


Coniston Sardis Cross, Milford Haven, Pembrokeshire, SA73 1LX

- Detached House
- Two Reception Rooms
- Off Road Parking
- Garden To Front and Rear
- sun Room With Store Room/Office
- Very Well Presented
- Three Bedrooms
- Village Location
- Modern Kitchen And Bathroom
- EPC Rating: D

Offers Around £285,000

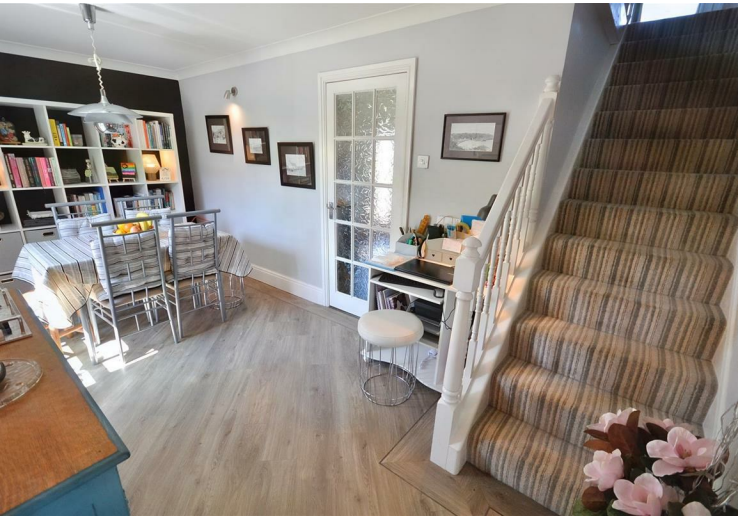
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The Agent that goes the Extra Mile





Coniston is a very well presented detached house located in the sought after village of Sardis. The property has been well maintained by the current vendors, boasting modern kitchen/bathroom suites and a high quality decoration throughout. The layout of the property briefly comprises of an Entrance Porch, a Dining Room, Lounge and Kitchen. On the first floor are three double bedrooms, the master boasting full fitted wardrobes, and a stylish Bathroom with overhead shower. The property benefits from UPVC double glazing and oil fired central heating.

Externally, there is a driveway to the front providing off road parking, and further parking is available beside the front gates. There is a low maintenance patio garden to the rear of the property, progressing onto a pretty seating area leading off from the French doors in the lounge. To the front and side of the property is a lawn garden with a low lying boundary. The garage has been converted into a functional sun/storage/hobby room, with French doors leading out onto the patio area.

Viewing is highly recommended!

Sardis lies approximately five miles from the County Town of Haverfordwest, with its wide range of shops and amenities such as main line train station, hospital, sixth form college, supermarkets, etc. The towns of Milford Haven and Pembroke (via the Cleddau Bridge) are within easy reach. The attractive Cleddau Estuary is accessible close by at Llangwm and Burton.



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 4 miles until you reach the village of Sardis. Take the second left and the property is the first on the right (on the corner) denoted by our For Sale sign. What3 Words: crafts.dodging.rising

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