

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 C

Electric Heating

Private Drainage

** Covenant that applies to this property no business can be run **

ref: /LKW/HC/

TAKEONOK/LLE/19/08/24

FACEBOOK & TWITTER

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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

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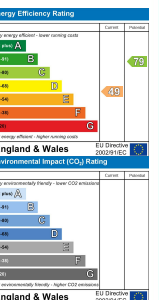


5 Church View, Hodgeston, Pembrokeshire, SA71 5JU

- Village Location
- Open Plan Living Space
- Rear Garden Over Looking Fields
- Well presented
- Ideal First Time Buy
- Mid Terraced House
- Three Bedrooms
- Parking to front
- Private Drainage
- EPC: E

Offers In Excess Of £230,000

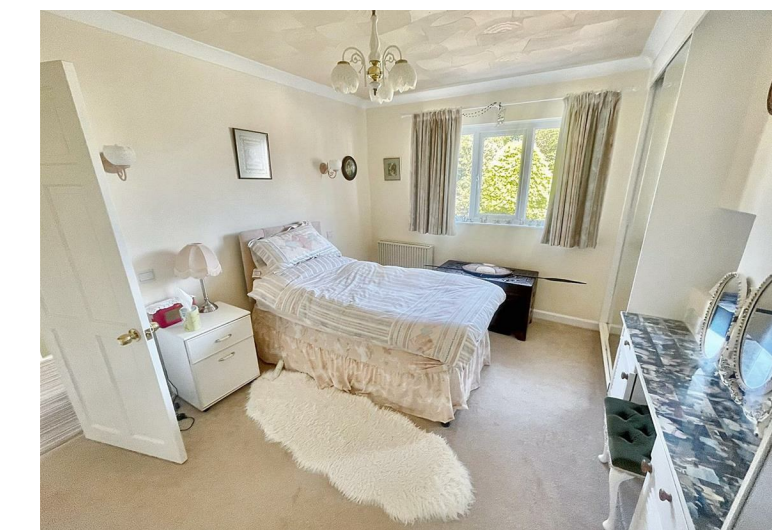
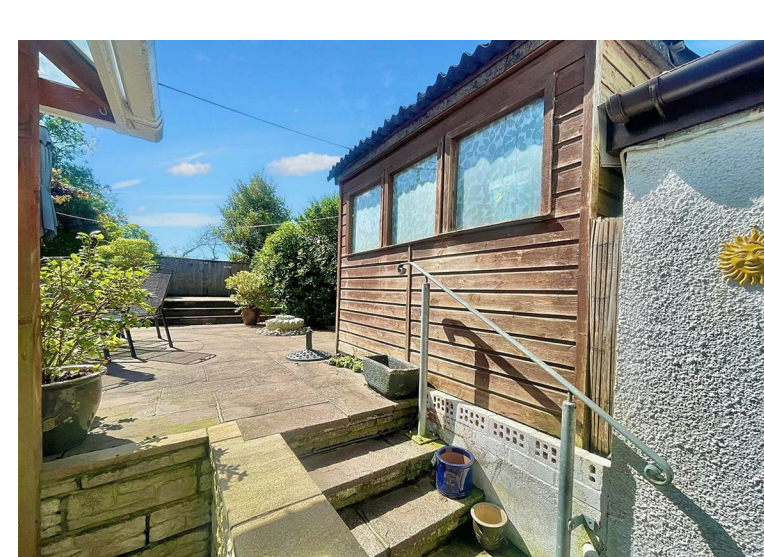
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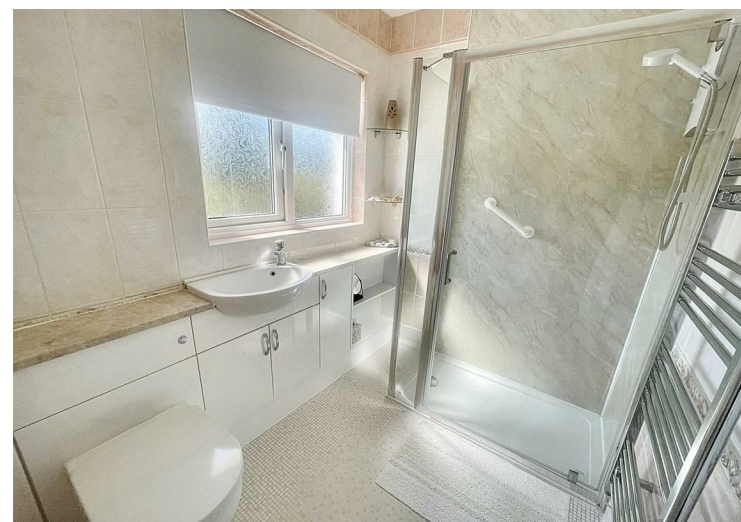
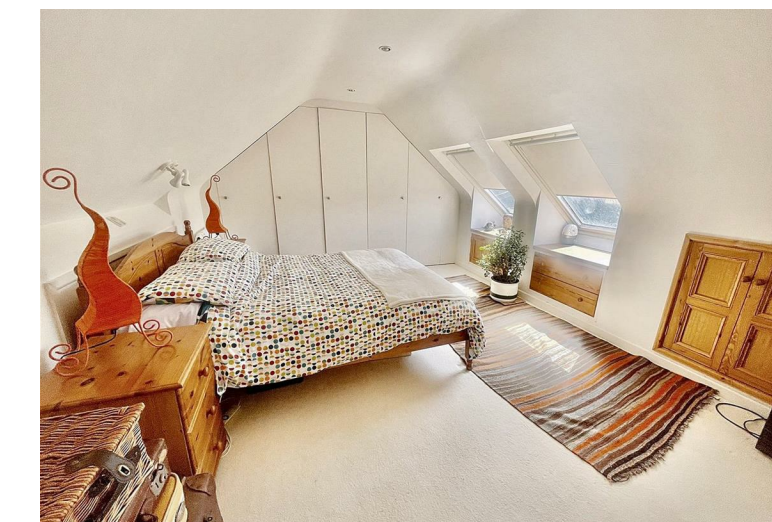
The Agent that goes the Extra Mile



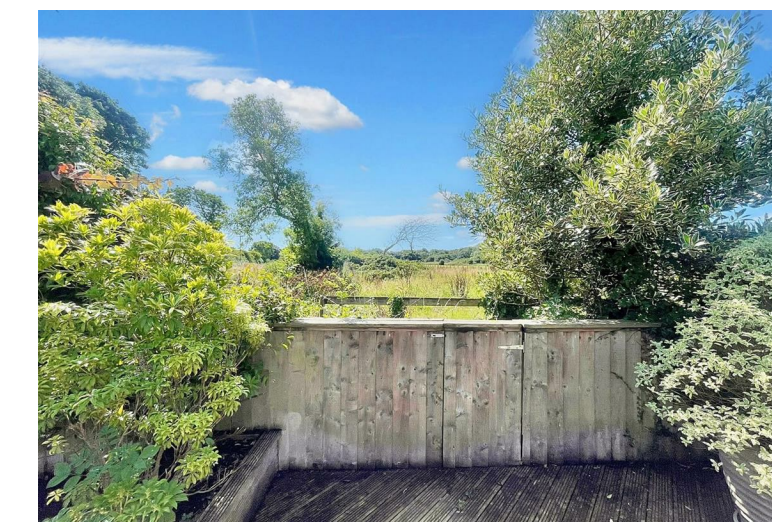


Located in the heart of Hodgeston, this delightful mid-terraced property would make the ideal family home with accommodation comprising Entrance Hall, Open plan Lounge/Dinner, contemporary kitchen fitted with a range of modern appliances , Conservatory with doors leading onto the garden. The first floor provides three bedrooms, two of which are doubles with fitted wardrobes and a family bathroom. The attic has been converted into a room which benefits from a cloakroom with window, but no building regulations were applied for.

Externally, to the front, the property benefits from driveway with gates leading to gravelled front garden. To the rear there is a patio with space for seating and hot tub with steps leading up to a decked area over looking fields. The rear garden can be accessed through a covered shared walkway with the adjoining property. The property also benefits from a brick storage shed, utility room and outside cloakroom.



Hodgeston is a small village and parish a mile southeast of Lamphey, south Pembrokeshire, Wales, and is in the community of Lamphey. It is on the A4139 Pembroke Dock to Tenby road. Other surrounding villages are Freshwater East, Jameston and Manorbier Newton.



DIRECTIONS

From our Pembroke office drive along Main Street and go straight on at the roundabout towards Lamphey after about 3 miles you will enter the Village of Hodgeston. After passing the village green and church, you will see the turning to the cottage on your left hand side.

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