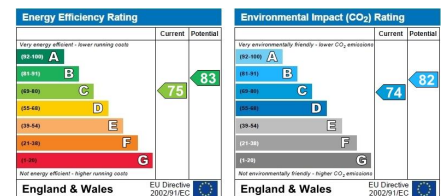




## 1 The Crescent, Johnston, Haverfordwest SA62 3HA

Offers in the region of £285,000

Spacious 4 Bedroom Detached House.  
Garage, Garden & Off Road parking  
Central Village Location.  
Under Floor Heating, Double Glazing.  
Ideal Modern Family Home.



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**HS/BT/57792/110717**

## **DESCRIPTION**

A spacious detached 4 bedroom house located in the centre of Johnston where various amenities can be found - including train station, doctors, school & grocery stores. It is also located 4 miles from the county town of Haverfordwest and 4.5 miles from Milford Haven so is in an ideal location for commuting. The property briefly comprises of office, lounge / diner, kitchen & conservatory. Externally there is a large garage, separate workshop, decked, patio and lawned areas, plus off road parking for several vehicles. This property would be an ideal modern family home.

## **ENTRANCE HALLWAY**

13'4 x 6'7 (4.06m x 2.01m)  
Entrance to property via part obscure double-glazed door into hallway, understairs storage, wooden staircase to first floor, underfloor heating.

## **OFFICE**

13'7 x 9'7 (4.14m x 2.92m)  
Underfloor heating, wood effect flooring, double-glazed window to front aspect.

## **LIVING ROOM**

17'4 x 12'8 (5.28m x 3.86m)  
Double-glazed windows to front and side aspect, wooden effect flooring, underfloor heating, archway through to:

## **DINING ROOM**

12'7 x 9'6 (3.84m x 2.90m)  
Double-glazed window to side aspect, under floor heating, double doors leading through to:

## **CONSERVATORY**

12'6 x 8'8 (3.81m x 2.64m)  
Underfloor heating, access to rear garden, tiled flooring, polycarbonate roof.

## **KITCHEN**

16'6 x 9'6 (5.03m x 2.90m)  
Tiled flooring, matching wall and base units with granite

worktop, gas hob with extractor fan and built-in cooker, double Belfast sink, double-glazed window to rear aspect, door through to:

## **UTILITY ROOM**

12'2 x 6' (3.71m x 1.83m)  
Space for white goods, double-glazed door to rear aspect, gas boiler, tiled flooring, door to integrated garage.

## **CLOAKROOM**

5'8 x 3'2 (1.73m x 0.97m)  
Obscure window to side aspect, low level WC, tiled walls, corner sink.

## **FIRST FLOOR LANDING**

16'5 x 6'6 (5.00m x 1.98m)  
Cupboard housing water heater and airing cupboard, doors to:

## **MASTER BEDROOM**

12'8 x 12'5 (3.86m x 3.78m)  
Double-glazed window to front aspect, walk-in wardrobe, radiator.

## **EN SUITE**

4'3 x 3'8 (1.30m x 1.12m)  
Tiled walls, corner shower, wash hand basin.

## **BEDROOM 2**

11'5 x 9'6 (3.48m x 2.90m)  
Double-glazed window to front aspect, radiator.

## **BEDROOM 3**

11'5 x 9'6 (3.48m x 2.90m)  
Skylight to rear aspect, radiator.

## **BEDROOM 4**

9'5 x 9'8 (2.87m x 2.95m)  
Skylight to rear aspect, window to side aspect, radiator.

## **FAMILY BATHROOM**

9'8 x 6'5 (2.95m x 1.96m)  
4 piece suite comprising of free standing bath, corner electric shower, low level WC and wash hand basin with vanity unit, heated towel rail, tiles floor and walls, under floor heating and skylight to rear aspect.

## **EXTERNALLY**

Decked seating area with pergola, small fish pond with feature lighting, patio area, lawn to side, workshop, double garage, off road parking for several vehicles.

## **SERVICES**

We are advised that all mains services are provided - Underfloor heating is run from Gas apart from conservatory and family bathroom that are run from electricity.

## **TENURE**

We are advised that the property is Freehold

## **VIEWING**

By appointment with the selling Agents on 01437 768 281 or e-mail haverfordwest@johnfrancis.co.uk

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From Haverfordwest, proceed along the A4067 road towards Milford Haven until the reaching the village of Johnston. Continue through the village passing the traffic lights and take the first left-hand turning signposted Rosemarket onto the Langford Road. take the first turning on the right onto The Crescent and the property is located first on the right as indicated by our John Francis For Sale board.