



St Brides, Plot 59 Pond Bridge Moors Road, Johnston, Haverfordwest

Offers in the region of £132,500

3 Bedrooms

Off Road Parking and Garage

Finished To A High Standard

Choice of Kitchens & Appliances Included

10 Year Premier Guarantee

Award Wining New Homes Development

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DESCRIPTION

Situated in the village of Johnston on the A4076 between Haverfordwest and Milford Haven, Pond Bridge offers a range of excellent quality yet affordable homes. The Development has a pleasant mix of two and three bedroom homes built to high standards and designed to appeal to a range of purchasers from first time buyers though to couples and families. All the properties have been designed with modern living in mind and each comes with a selection of kitchen appliances included.

SPECIFICATION

* Double Glazing * Energy efficient condensing boiler * Thermostatic controlled radiator valves * Choice of contemporary or traditional kitchen units and worktops * Oven to suit kitchen style with hob, integrated hood and built in fridge freezer * Plumbing for washing machine * Choice of wall tiles for kitchen, bathroom, en suites and cloakrooms * Choice of floor coverings in kitchen, utility rooms, bathrooms and cloakrooms * TV point in living room and bedroom 1 * BT point in living room and hallway * Front garden turfed and fencing to rear garden.

ENTRANCE HALL

12'10 x 6'3 (3.91m x 1.91m)

LIVING/DINING ROOM

15'6 x 12'0 (4.72m x 3.66m)
Open plan, double glazed patio doors leading to rear garden. Double glazed window.

KITCHEN

9'3 x 8'7 (2.82m x 2.62m)
Choice of kitchen units and work surfaces. Gas four burner hob, extractor fan over, built in under counter

oven. Built in fridge/freezer. Cushion flooring. Double glazed window

WC

4'11 x 3'11 (1.50m x 1.19m)
White WC and basin. Cushion flooring.

FIRST FLOOR LANDING

10'3 x 6'3 (3.12m x 1.91m)
Airing cupboard. Doors to all principal rooms on first floor.

BEDROOM 1

8'7 x 10'10 (2.62m x 3.30m)
Double glazed window over the front and side of the property. Fitted wardrobe.

BEDROOM 2

8'7 x 11'5 (2.62m x 3.48m)
Double glazed window over the rear of the property. Fitted wardrobe.

BEDROOM 3

6'7 x 8'1 (2.01m x 2.46m)
Double glazed window over the rear of the property.

BATHROOM

6'7 x 6'3 (2.01m x 1.91m)
White suite comprising of bath, wc and basin. Cushion flooring. Double glazed window over looking the front.

EXTERNALLY

Lawned areas. Off road parking.

NOTE TO BUYER

All dimensions are approximate and subject to change. Photographs are for illustration purposes only.

HELP TO BUY

We are now offering the new Government Help to Buy - Wales scheme. Which could make getting on to the housing ladder more accessible. It helps existing home owners and first time buyers purchase a New home with as little as 5% deposit. Contact the sales team for further information.

GUARANTEE

There are two guarantees with the properties; one is a structural quality guarantee that lasts for 8 years, also a 2 year guarantee by the builder, 10 years in total. Guarantee provided by Premier Guarantee.

PROPERTY RESERVE

You can reserve a property with a £500.00 reservation fee. This will come off the cost of your house on completion.

DEVELOPERS

Churchfield Homes & Dawnus Construction

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 our Haverfordwest office proceed up the High Street, straight on at the traffic lights. Across the Horsefair roundabout, down the hill to the Merlins Bridge roundabout. Take the 2nd exit signposted to Milford Haven (A4076). Continue on this road to Johnston. Pass the garage on the left hand side and Pond Bridge will be found next left at the mini roundabout.