



## 37 Church Road, Roch – SA62 6BG

£165,000

\*Four-bedroom detached dormer bungalow situated on Church Road, Roch, close to the historic Roch Castle.

\*Set on a generous plot with off-road parking for up to four vehicles via an inclined tarmac driveway.

\*Spacious frontage featuring mature trees, shrubs, and landscaped borders along the driveway.

\*Property requires internal and external refurbishment and is being sold by informal tender with no onward chain.

\*Includes oil-fired central heating, oil tank, and a timber storage shed to the side of the property.

## **Description/Situation**

Situated on Church Road in the sought-after village of Roch, close to the historic Roch Castle, this four-bedroom detached dormer bungalow offers an excellent opportunity for buyers seeking a project with great potential. Set on a decent-sized plot with off-road parking, the property provides ample scope for refurbishment and improvement both internally and externally. Ideal for those looking to create a bespoke family home in a desirable location, the property is being sold by informal tender due to the works required. Offered with no onward chain, this is a rare chance to acquire a property with fantastic possibilities in a peaceful yet convenient setting.

## **Informal Tender Bidding**

Bidding by Informal Tender: The closing date for tender is Wednesday 10th December at 1pm. The sellers have commissioned a Local Authority Search and will make it available to any seriously prospective buyer. The sellers will expect to be reimbursed by a successful buyer on completion. Tenders must specify the price tendered for the property as an exact sum of money and referential bids will be invalid. The Vendors do not bind themselves to accept the highest or any tender for the property. All tenders to be sent in writing to JJ Morris Estate Agents, 4 Picton Place, Haverfordwest, SA61 2LX stating any conditions attached to the offer together with means of finance i.e subject to sale of property, cash purchase, mortgage. The property and land being sold subject to contract. Prospective purchasers are advised to make a reference to the Solicitor who will act in the purchase. Search fees will be paid for by the buyer.

## **Sun Room**

Property entered via part obscure door with stained glass windows, double glazed windows to side, glass roof covering with wooden beams, central fan light, tiles to floor, radiator, door leading through to hallway, sliding patio doors through to lounge.

## **Lounge**

Double glazed window to fore, radiator, brick feature fireplace with tiled hearth, vaulted ceiling with wood covering, radiator, doors leading through to kitchen and hallway, sliding patio doors leading into sun room.

## **Kitchen**

Pvc part obscure door to side leading out to side garden area, double glazed window to fore, a range of wall and base units with work surface over, tile splash back, composite double sink and drainer with mixer tap over, integral 4 ring electric hob with extractor hood over, integral eye level double electric oven, plumbing for washina machine. space for white aoods. extractor fan.

## **Bedroom 1**

Double glazed window to side, radiator, fitted wardrobe space.

## **Bedroom 2**

Double glazed window to side, radiator, wash hand basin, wall mounted shelving, fitted wardrobe space.

## **Back Hallway**

Radiator, wall mounted towel rails, doors off to bedroom 3 and shower room.

## **Shower Room 2**

Obscure double glazed window to rear, low level w.c, wash hand basin, decorative tile splash back, tiles to floor, shower enclosure with wall mounted electric shower, wall mounted electric heater.

## **Bedroom 3**

Double glazed window to fore, circular window to rear, radiator, fitted wardrobe space.

## **Bedroom 4 (First Floor)**

Located on the first floor, double glazed window to fore, radiator, fitted storage cupboards into eaves space.

## **Externally**

The property is approached via an inclined tarmac driveway providing off-road parking for up to four vehicles. The spacious frontage is adorned with a variety of mature shrubs and trees, with attractive borders continuing along the driveway. A courtyard area leads directly to the main entrance door of the sunroom, creating a welcoming first impression. To the rear, there is a low-maintenance garden featuring decorative stone areas and additional mature trees, offering a pleasant outdoor space. To the side of the property is the oil tank, oil-fired central heating boiler, and a timber storage shed for convenience. Access from the kitchen side door opens onto a covered porch area with steps leading down to the side garden. The property benefits from full 360° access, allowing ease of maintenance around the entire plot.

## **Utilities & Services**

Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold Local Authority: Pembrokeshire County Council Council Tax: Band F

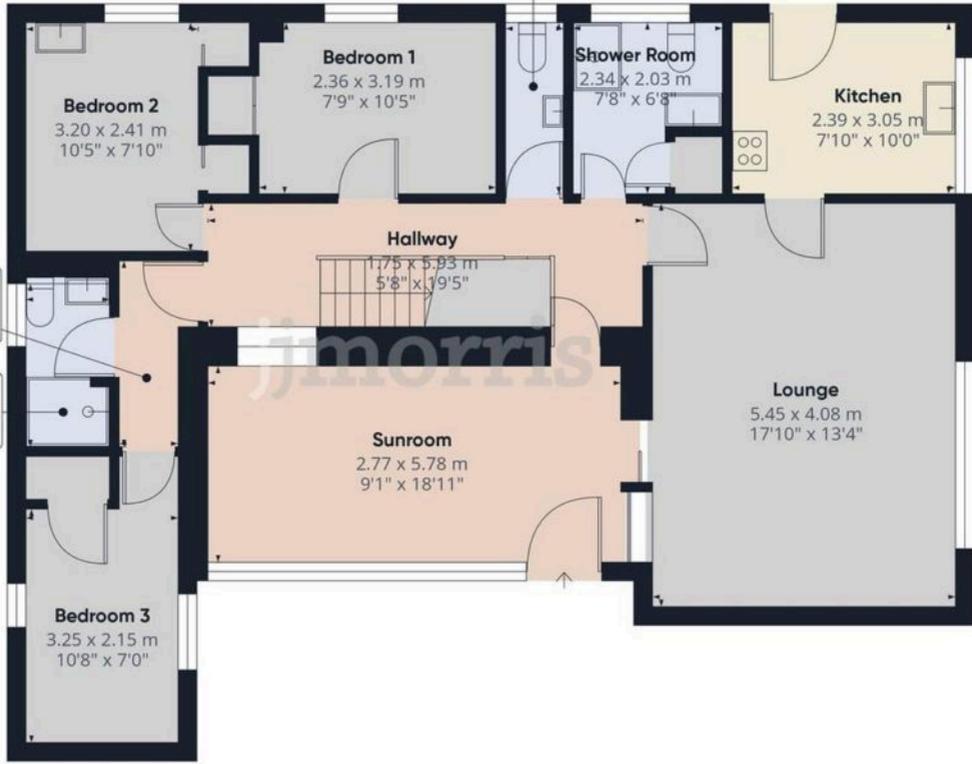








WC  
2.33 x 0.81 m  
7'7" x 2'7"



Floor 0



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
13-38	F	26 F	
0-20	G		

Council Tax band: F

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

