

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: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains Drainage.

HEATING: Oil

TAX: Band E

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

IRK/ESL/01/26/JETH

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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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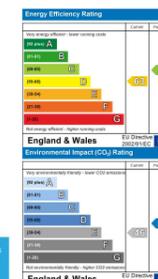


### 32 Lower Quay Road, Hook, Haverfordwest, Pembrokeshire, SA62 4LR

- Detached Bungalow
- Extensive Country Views
- Master Bedroom With En-Suite Shower Room
- Beautifully Tended Lawned Garden
- Off Road Parking And Garage
- Four Double Bedrooms
- Immaculately Presented
- Oil Fired Central Heating
- Village Location
- EPC Rating: D

£425,000

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**The Agent that goes the Extra Mile**





An immaculately presented detached bungalow located in the sought after estuary village of Hook. The property has been beautifully maintained by the current vendors both internally and externally, making it a fantastic prospect for a busy family or someone looking for a home to enjoy retirement.

The layout of the property briefly comprises of an entrance porch leading through to a hallway with solid oak flooring, an open plan lounge/diner with sliding doors to the rear, kitchen with breakfast bar and door to the garden. There are four double bedrooms, the master boasting an en-suite shower room and fitted wardrobe, and a family bathroom. The property is in an excellent decorative order with neutral tones, and is served by double glazing and oil fired central heating.

Externally, there is a driveway to the front providing ample off road parking and access to the adjoining garage. To the rear is a composite decked seating area with steps leading down to a beautifully tended garden, which is laid to lawn with fruit trees and a feature circular seating area. Spectacular countryside views can be enjoyed from many aspects of the property and garden. A central courtyard area also leads off from the kitchen, giving a sheltered spot to sit on a summers day.

Viewing is highly recommended in order to fully appreciate this lovely home!

The popular Estuary village of Hook lies some five miles south of the County Town of Haverfordwest. The village has amenities including a shop, community centre, junior school, all contributing to its strong community spirit. A wider range of facilities is available in Haverfordwest, such as a mainline train station, hospital, library, swimming pool, cinemas, supermarkets, shops etc.



### DIRECTIONS

Proceed along Freemans Way bypass until reaching the roundabout at Merlins Bridge. Take the first exit and follow this road for approximately two miles until reaching the village of Freystrop and take the next left-hand turning at the crossroads signposted Hook. Follow this road around for around 1 mile and then take the next left hand turning signposted Lower Quay road. Follow the road down and the property will be found on the right-hand side. What3Words:///stub.heartburn.events

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.