

Approx Gross Internal Area
124 sq m / 1334 sq ft



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 Gas
HEATING: Gas
TAX: Band C

We would respectfully ask you to call our office before you view this property internally or externally
JETH/ESL/05/26/DRAFT

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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,

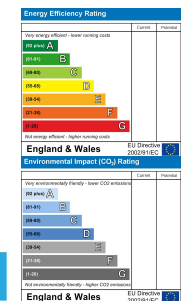
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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10 Brickhurst Close, Johnston, Haverfordwest, Pembrokeshire, SA62 3PH

- Semi Detached Dormer Bungalow
- Two Double Bedrooms
- Popular Residential Cul-De-Sac
- Detached Garage And Outbuildings
- Close To Amenities
- Two Loft Rooms
- No Onward Chain
- Low Maintenance Garden To Rear
- Gas Central Heating And Double Glazing
- EPC Rating: TBC



Offers In The Region Of £225,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Nestled in a no-through road in the popular village of Johnston, this charming semi-detached dormer bungalow offers versatile accommodation in a convenient location close to local amenities. Offered with no onward chain, the property presents an excellent opportunity for retirees, first-time buyers, or investors alike.

The ground floor accommodation comprises a welcoming living room, a kitchen/breakfast room, two double bedrooms, and a family bathroom. Stairs lead to a converted loft space, providing two useful loft rooms ideal for a variety of uses including hobbies, home working, or occasional guest accommodation. Please note, we have not been provided with any building regs or planning permission documents. should they be necessary.

Further benefits include gas central heating and double glazing.

Externally, the property enjoys a low-maintenance rear garden laid mainly to patio, creating an ideal space for relaxing or entertaining. A detached garage and useful outbuildings provide excellent additional storage. To the front, a pretty flower garden is bordered by an attractive low-level wall, enhancing the property's kerb appeal.

Viewing is highly recommended to appreciate the flexibility, location, and potential this delightful home has to offer.

The village of Johnston is located some 3 miles south of the County Town of Haverfordwest, on the way to Milford Haven, Neyland Marina and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire. The stunning Pembrokeshire coastline is within easy reach, with beautiful sandy beaches at Marloes Sands, Broad Haven, Freshwater East and a host of others.



DIRECTIONS

From the Merlins Bridge roundabout in Haverfordwest take the turning towards Milford Haven/Pembroke Dock. Travel along Dredgemans Hill until you enter Johnston, and take a right turn onto Brickhurst Close. Take the next left, and you will find 12 Brickhurst Close at the end of the road on your left-hand side. What3Words: ///registers.surveyed.butternut

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