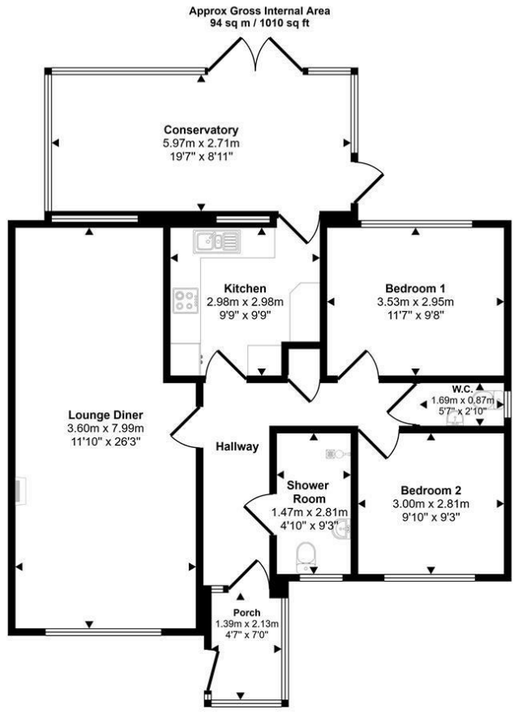


Floorplan

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 Central Heating
TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally
AMA/MSH/11/26/OK/AMA

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps
https://www.facebook.com/westwalesproperties/

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

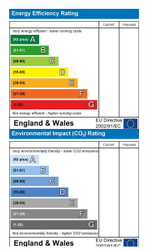
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



49 St. Brides View, Roch, Haverfordwest, SA62 6AZ

- Detached Bungalow
- Ample Off-Street Parking
- Generous Corner Plot
- Wet Room
- No Onward Chain
- Two Bedrooms
- Detached Garage
- Quiet Village Location
- Potential to Extend
- EPC Rating: TBC



£260,000

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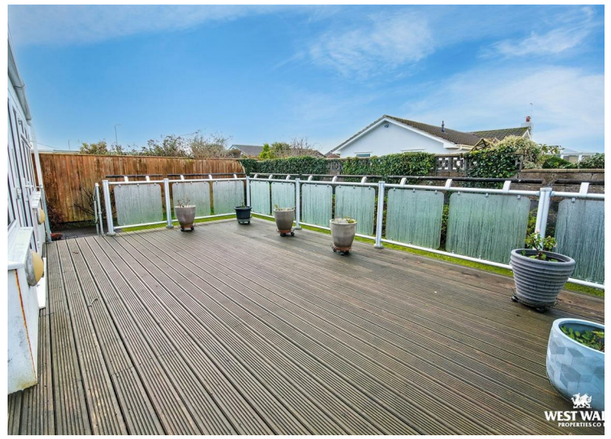
The Agent that goes the Extra Mile













A well presented detached bungalow situated in the sought-after coastal village of Roch, the property offers versatile accommodation, off-road parking, a detached garage, and a generously proportioned enclosed rear garden, making it an ideal choice for a variety of buyers.

The accommodation comprises an entrance porch leading into a hallway, a well-presented living/dining room, kitchen, a fitted wet room, two bedrooms, a convenient W.C., and a glass-roofed conservatory to the rear.

Externally, the property is approached via two driveways providing ample off-road parking, a detached garage, and is all complemented by an attractive lawned frontage. To the rear, the enclosed garden is a combination of decked patio seating area, lawn, and is accessed directly from the conservatory, providing an ideal setting for outdoor dining and entertaining. The garden also continues around to the side of the property, which is mainly finished with decorative pebbling. This area could even provide a suitable space to extend the property into, subject to obtaining the required planning permissions.

This delightful bungalow offers an attractive opportunity for those seeking a well-maintained home in a desirable residential location. Viewing is highly recommended to fully appreciate all that this property has to offer!

The village has a public house and a popular primary school, all within walking distance. There is a regular bus service to Haverfordwest with its range of amenities, Solva with its pretty harbour and good eating places only 4 miles away, and St David's with its wonderful Cathedral and old Bishop's Palace only 7 miles away. Roch is a thriving community, which also benefits from a Parish Church, and Community Hall. It is less than 2 miles away from the famous surfing sandy beach at Newgale, and the cove at Nolton Haven. It is a convenient location for pleasant walks inland to Brandy Brook Valley and Roch Mill is the last remaining of five water mills.















DIRECTIONS

From our Haverfordwest office, continue on Victoria Place and then onto High Street. Halfway up the hill, turn right down Dark Street and follow the one-way system down to Barn Street. Turn right, then, at the roundabout, take the first exit onto City Road. Continue along City Road and then onto St David's Road. At the roundabout, take the first exit again and follow St David's Road (A487) until you reach Roch. Passing Ocean Drive on your right, take the next right onto Church Road, followed by the first left onto St Brides View, then the next left again. Follow the road round to the right and continue to the end, where the property will be found in the corner of the cul-de-sac on your left-hand-side. What3Words ///retail.undertone.taxi

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