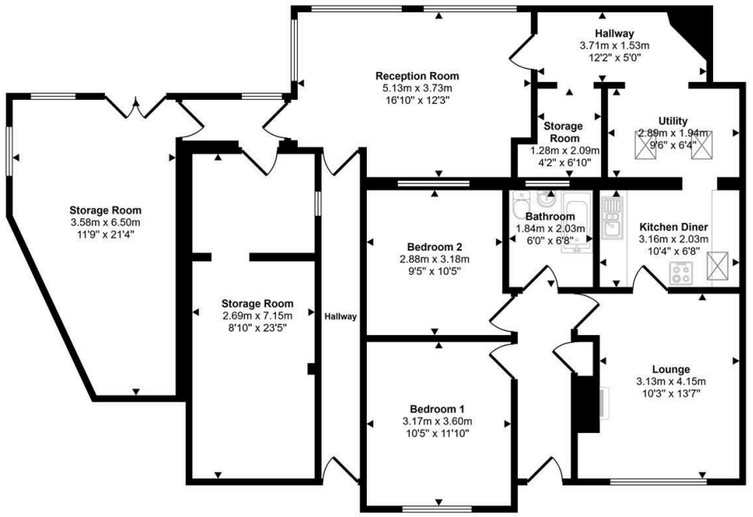
Approx Gross Internal Area
141 sq m / 1519 sq ft



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.
AGENT NOTE: We have not seen or been provided with any building control or planning permission should this be necessary.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band B

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

CFH/ESL/08/25/Ok

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
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TELEPHONE: 01437 762626

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www.westwalesproperties.co.uk



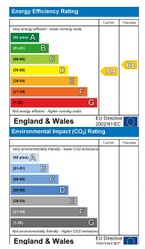






36 Hillcroft, Johnston, Haverfordwest, Pembrokeshire, SA62 3QA

- Semi-Detached Bungalow
- Modernisation Required
- Corner Plot
- Convenient Location
- No Onward Chain
- Two Bedrooms
- Cul-de-sac Location
- Ideal Investment
- Gas Central Heating
- EPC Rating: D



Offers In The Region Of £130,000

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The Agent that goes the Extra Mile

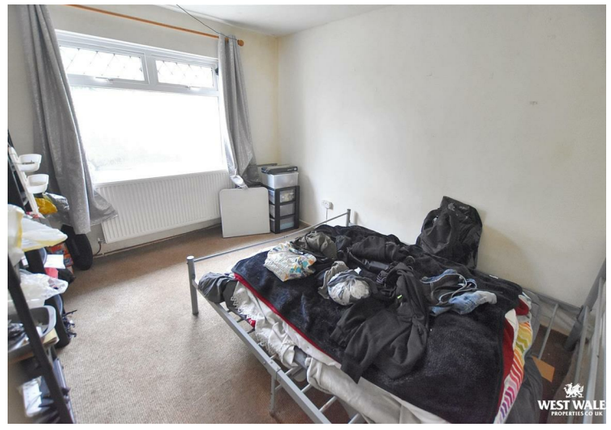


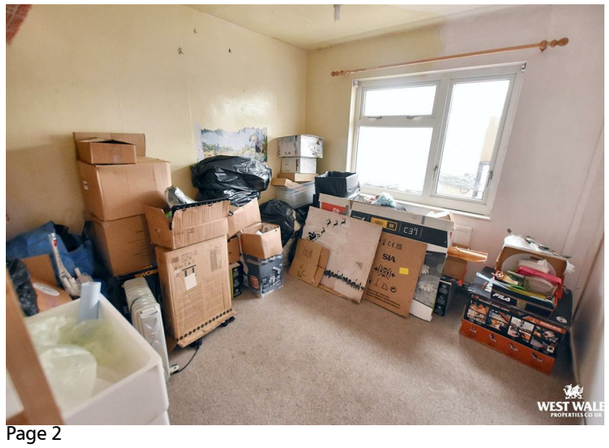














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36 Hillcroft is a semi-detached bungalow sitting on a corner plot in a residential cul de sac, close to village amenities, public transport links and schools. The property is approximately 3 miles from Haverfordwest, where you can access the hospital, college and retail parks/supermarkets.

The layout of the property comprises of an entrance hall, living room, kitchen with adjoining store room, a dining room, two bedrooms and a family bathroom. There is a side porch, leading through to a further two bedroom which offer potential for work/storage space, additional bedrooms, or further living accommodation. The property requires modernisation and is served by gas central heating.

Externally, the property is accessed across a communal grass area with pedestrian footpath, on a corner plot with side access and a garden to the rear.

This property offers so much potential and it's versatile layout means that it could serve any family dynamic. Viewing is highly recommended!

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. Haverfordwest has a wide range of amenities including Main Line Train Station, Hospital, Leisure Centre and Swimming Pool, Cinemas, Primary and Secondary Schools, Sixth Form College, Supermarkets, Retail Parks, whilst Johnston itself has a Primary School, train station, shops, doctor's surgery







DIRECTIONS

From the Haverfordwest office proceed out of town on the A4076 in the direction of Johnston. Enter the village and go over the mini roundabout, pass Nisa on the left and then turn left onto Langford Road. Proceed down this road and then turn right onto Hillcroft, where the property will be found on the right hand side. What3words: ///figs.glee.prospers

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

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