



## 31 Brookside Avenue\*, Johnston, Haverfordwest, Pembrokeshire, SA62 3PQ

An end of terrace two bedroom house, located in a popular residential area within the village of Johnston, benefiting from double glazing, allocated parking and lawned garden to rear. The accommodation briefly comprises: porch, open plan kitchen/lounge with conservatory on the Ground Floor, two bedrooms and bathroom on the first floor. Externally, there is a courtyard to the front and lawned garden to the rear with shed. Allocated Parking at the front. Rent £795-pcm Deposit £895 EPC Rating-45 Band E

On successful application, a holding deposit of £182.75, equivalent to 1 week's rent (monthly rent / 4.35), will be required.

EPC Band: C  
Council Tax Band: C  
Rent: £795  
Deposit: £895  
Unfurnished  
Electric Heating  
Parking available

- End of Terrace House
- Open Plan Lounge/Kitchen
- Allocated Parking
- Two Bedrooms
- Popular Residential Area
- EPC Rating

**RENT: £795 PCM**

**DEPOSIT: £895**



**40 High Street, Haverfordwest, Pembrokeshire, SA61 2DA** [info@westwaleshomerentals.co.uk](mailto:info@westwaleshomerentals.co.uk)

## LOCATION:

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 hosts 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 etc., whilst Johnston itself has a Primary School, train station, shops, doctor's surgery etc.

## PORCH

*6'1" x 4'5" max (1.85m x 1.35m max)*

UPVC obscured double glazed door to front, UPVC double glazed window to side, eye level cupboard with shelving, space and plumbing for washing machine and tumble dryer, tiled flooring, door to:

## KITCHEN

*12'1" x 6'10" (3.68m x 2.08m)*

Matching base and eye level units with workshop over and splash backs, integrated 4 ring hob with oven below and extractor hood above, space for under counter fridge, single drainer sink with mixer tap, tiled flooring, coving to ceiling, ceiling spotlights, door to conservatory, open plan to:

## LIVING AREA

*12'2" x 12'11" (3.71m x 3.94m)*

UPVC double glazed french doors to front, telephone point, two TV points, coving to ceiling, ceiling spotlights, stairs to first floor, storage heater.

## CONSERVATORY

*8'2" x 16' max (2.49m x 4.88m max)*

Wooden framed double glazed windows to sides and rear with double doors to rear, heater, TV point, tiled flooring, ceiling spotlights, non tested smoke alarm.

## FIRST FLOOR

### LANDING

Ceiling spotlights, non tested smoke alarm, storage heater, access to loft space, UPVC double glazed window to side, doors to:

### BEDROOM

*10'3" x 9'8" (3.12m x 2.95m)*

UPVC double glazed window to front, TV point, ceiling spotlights, wall mounted electric heater, cupboard housing hot water cylinder with immersion heater.

### BEDROOM

*5'2" x 8'2" (1.57m x 2.49m)*

UPVC double glazed window to rear, built in wardrobe, ceiling spotlights.

### BATHROOM

*4'10" x 7'4" max (1.47m x 2.24m max)*

Panelled bath with electric shower over, wash hand basin with worktop surround and wall mounted mirror with lighting above, low level wc, extractor fan, tiled surround, wall mounted heater, UPVC double glazed window to side.

## EXTERNALLY

The property is approached with on allocated parking space in the communal parking area to the front, with steps up leading to the french doors into the lounge, and side access to the porch and garden.

With gravel side access, the rear garden is mostly laid to lawn, with trees to one side and timber garden shed.



## **GENERAL INFORMATION.**

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised freehold

Tax: Band B

## **AGENT'S VIEWING NOTES**

Please note that there is important information relating to the property that we need to discuss with you prior to your viewing this property. Please ask our staff for further details.

## **IMPORTANT NOTICE.**

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.

## **OTHER SERVICES OFFERED.**

WE RECOMMEND THAT ALL BUYERS SHOULD HAVE A SURVEY DONE ON A PROPERTY BEFORE THEY BUY IT. Please ask staff in our office if you would like us to recommend a Surveyor who could undertake this work for you. We can also give you details of professionals who can undertake Conveyancing, or provide Independent Financial Advice

## **OFFER PROCEDURES.**

All enquiries and negotiations to West Wales Properties: We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our panel of financial consultants, will speak to you to 'qualify' your offer.

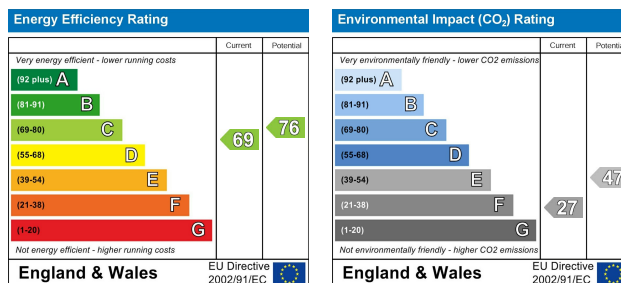
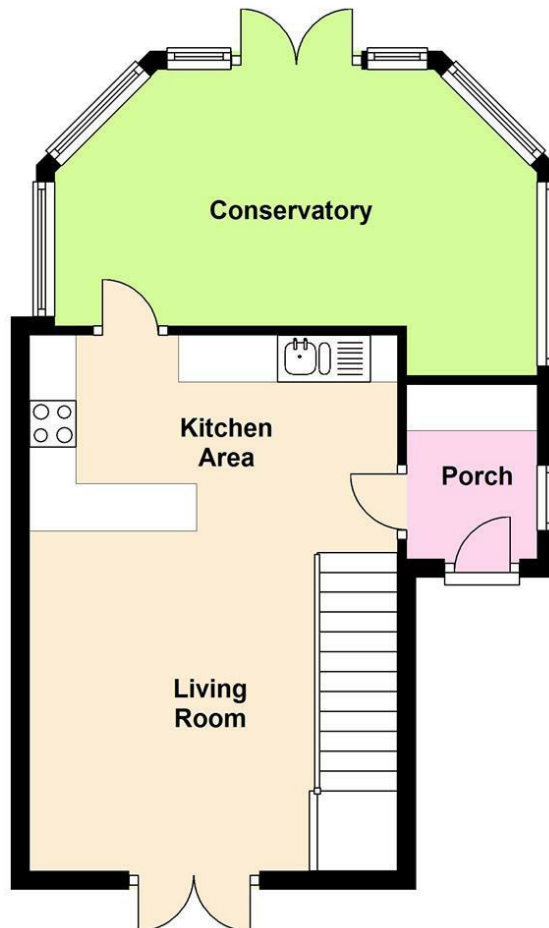
## **HAL/VGW/6/16/OKTR20.06.16.**

## **FLOOR PLAN.**

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

**DIRECTIONS:** From our Haverfordwest Office, continue on High Street, through Dew Street, and at the traffic lights, continue on straight. Continue on straight again at the second traffic lights, then at the roundabout take the third exit onto Merlin's Hill. At the roundabout, take the third exit onto Dredgeman's Hill and continue for approximately 2.2 miles. Once you have entered the village of Johnston, take the third left turn into Brookside Avenue, continue through taking your last left turn into a smaller cul de sac, where the property is the last on the right, blue, denoted by our for sale board.

## Ground Floor



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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