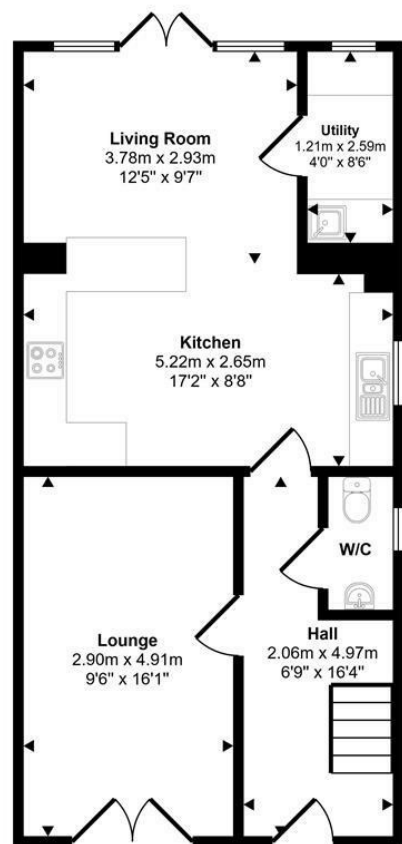
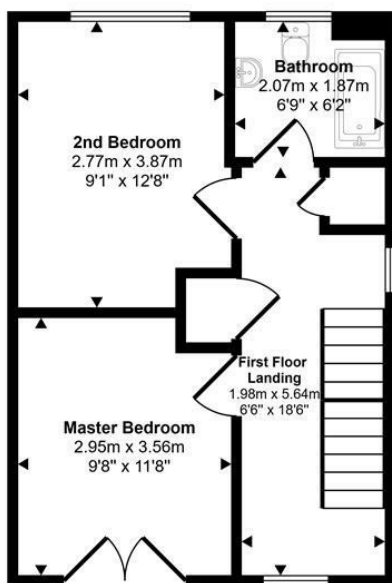


Approx Gross Internal Area
123 sq m / 1319 sq ft

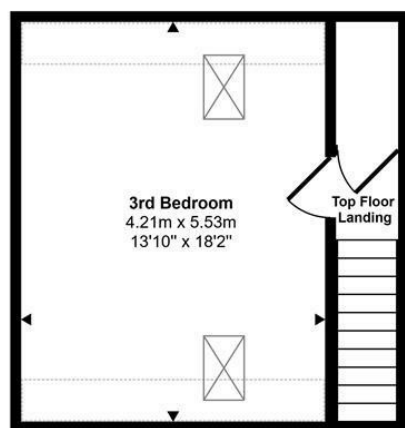


Ground Floor
Approx 55 sq m / 595 sq ft

Denotes head height below 1.5m



First Floor
Approx 38 sq m / 413 sq ft



Second Floor
Approx 29 sq m / 311 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.
COUNCIL TAX: Band 'D' Pembrokeshire County Council
HEATING: Oil
We would respectfully ask you to call our office before you view this property internally or externally

AW/05/26/OKAW

FACEBOOK & TWITTER
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<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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

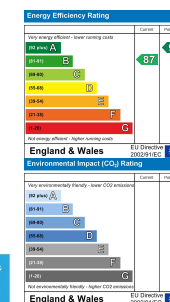


1 Hayston View, Johnston, Haverfordwest, SA62 3AQ

- Modern Semi-Detached House
- Kitchen / Dining / Living Room
- Family Bathroom, W.C. Utility Room
- Cul-De-Sac Location
- Oil Central Heating & Double Glazing
- Lounge
- Three Double Bedrooms
- Rural Outlook
- Driveway Parking
- EPC Rating: B

Offers In Excess Of £230,000

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



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The Agent that goes the Extra Mile





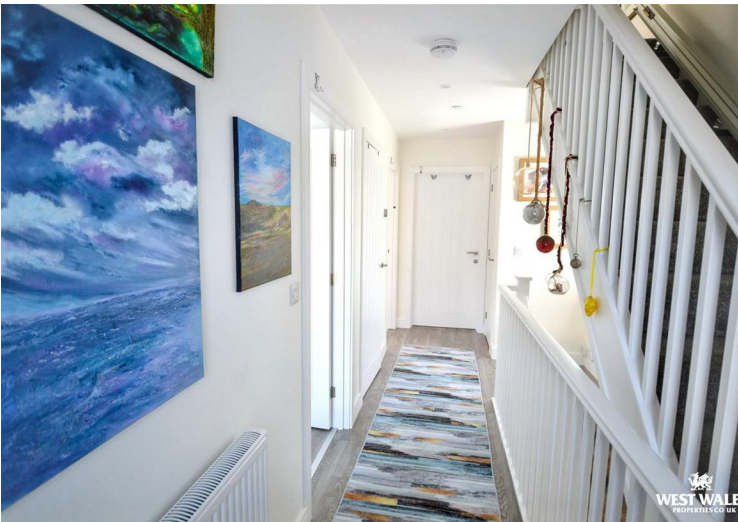
Welcome to 1 Hayston View, an immaculately presented three-bedroom modern townhouse, built in 2019, situated in a desirable Cul-De-Sac location on the outskirts of the popular village of Johnston, just a short drive from the market town of Haverfordwest. Stylishly finished throughout, this beautiful home would make an ideal first-time purchase, investment opportunity, or perfect family home.

The property is entered via a welcoming Hallway, complete with a convenient Cloakroom / WC. From here access is provided to a spacious and comfortable Lounge, as well as a superb open-plan Kitchen / Dining / Living area featuring French doors that open onto the Rear Garden, creating an ideal space for both everyday living and entertaining. A useful Utility Room further enhances the practicality of the home.

The first floor accommodates the landing and two generous Double Bedrooms and a modern family Bathroom, while stairs lead to a further fabulous Double Bedroom and additional storage spaces on the top floor. Boasting a contemporary decor throughout, the property also benefits from double glazing and oil-fired central heating, making it a real must see!

Externally, the property enjoys a driveway to the front with gated access providing secure off-road parking for two vehicles and lean to shed. To the rear is a well-maintained enclosed south facing garden with rural outlook, patio seating area, artificial lawn, and raised flower beds - perfect for relaxing, entertaining, or enjoying gardening.

The popular village of Johnston is located some three miles south of the County Town of Haverfordwest, where further amenities can be found. With fantastic access to the North and South of the county not to mention great links via bus routes, train station and amenities such as primary school, doctors surgery and local shop are within the village. The stunning Pembrokeshire coastline is within easy reach, with beautiful sandy beaches at Marloes Sands, Broad Haven, and Freshwater East.



DIRECTIONS

Directions: Starting from West Wales Properties at 89A Charles Street, Milford Haven SA73 2HA, head northeast on Charles Street toward Hamilton Terrace. Turn left onto the A4076 (Victoria Road). Continue on the A4076 for approximately 6 miles toward Johnston / Haverfordwest. At the roundabout near Johnston, take the exit signposted for Johnston village. Continue through Johnston village centre. Turn into Hayston View. Number 1 Hayston View will be on your left. What3Words [///tailing.couch.documents](http://tailing.couch.documents)

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