

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
TAX: Band G

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.

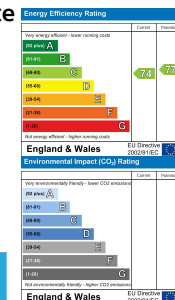
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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



3 Maes Ffynnon, Roch, Haverfordwest, Pembrokeshire, SA62 6BQ

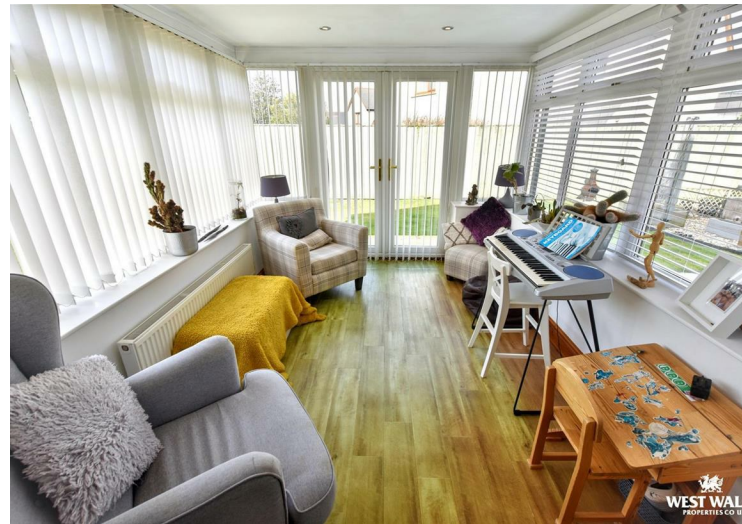
- Detached House
- Open Plan Kitchen/Diner
- Coastal Village Location
- Lawned Garden With Summerhouse
- Detached Double Garage And Driveway
- Up To Five Double Bedrooms (Two En-Suite's)
- Master Bedroom With Dressing Room And En-Suite Shower Room
- Beautifully Presented Internally And Externally
- Oil Fired Central Heating
- EPC Rating: C



Offers Around £540,000

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Set within the sought-after coastal village of Roch, conveniently positioned for the county town of Haverfordwest and the renowned sandy beach at Newgale Beach, 3 Maes Ffynnon is an immaculately presented detached residence offering comfortable and versatile family accommodation throughout. Built by the current owners and exceptionally well maintained, the property combines modern comfort with generous living space in a desirable coastal setting.

The accommodation briefly comprises a welcoming living room, together with a superb open plan kitchen/diner fitted with a range of contemporary units and integrated appliances, creating an ideal space for both family living and entertaining. A further sitting room leads through to a sun room overlooking the garden, while the ground floor also benefits from a cloakroom and a useful study/fifth bedroom, offering flexibility for home working or guest accommodation.

To the first floor, the impressive master suite features a dressing room and en-suite shower room. There are three further double bedrooms, one of which also benefits from an en-suite shower room, together with a stylish family bathroom fitted with a Jacuzzi bath and separate shower.

Externally, the property enjoys a driveway providing parking for approximately four to five vehicles, along with a detached double garage. The enclosed gardens to the side and rear are beautifully maintained and include a summerhouse and decked seating area, perfect for outdoor dining and relaxation.

The village has a public house and a popular primary school, within walking distance. There is a regular bus service to Haverfordwest and St Davids. It is a thriving community, which also benefits from a Parish Church, and Community Hall. It is just two and a half miles away from the famous surfing sandy beach at Newgale, and the cove at Nolton Haven.



DIRECTIONS

From our office in Haverfordwest, head towards St Davids on the A487. Continue for approximately 6 miles until you reach the village of Roch. Turn right onto Church Road and then take the left hand turn onto Maes Ffynnon, where number 3 is the first on your left. What3Words:///tropic.rationed.grew

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