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Property & Estates



## Westview Forehill Haverfordwest, Pembrokeshire SA63 4RE

Price £199,950

Westview is a new and beautifully renovated barn in New Moat, Haverfordwest. It has the most stunning views over the surrounding countryside, and situated in a quiet and peaceful rural setting. The conversion has been tastefully completed with the interior finished to a very high standard. Light, modern and airy with off road parking and an enclosed south facing garden, this would be an ideal family home or holiday home, or equally a perfect holiday let investment opportunity.

With gas central heating, it also benefits from a 10 year structural and construction insurance through a third party insurer.

New Moat is close to the amenities of Clarbeston Road with it's railway links, and to the county town of Haverfordwest, with the A40 to the M4 corridor, busy shopping centre, schools and Pembrokeshire College. Close by is the beautiful Llys y Fran country park, and the majestic scenery of the Preseli Hills, and the area also benefits from high broadband speeds.



### Entrance Hall

7'7" x 7'4" (2.31m x 2.24m )



A solid wood single paned door leads into the entrance hall, with radiator, solid wooden doors leading into the utility room, and kitchen/living/dining area.

### Kitchen/dining/lounge

32'6" x 12'7" (9.91m x 3.84m )



Tiled flooring in kitchen area, carpet in dining and lounge area. Range of base and wall units, with all unit doors and drawers soft closing. Inset induction hob, integral electric oven with inbuilt self cooling fan, integral fridge/freezer, wooden double glazed windows looking into rear garden, Belfast sink with feature taps, inset drainer in wood solid oak worktops, radiator. Inset ceiling spotlights, with feature concealed feature lighting on the top of the wall. Step up into lounge. 2 radiators, obscure double glazed wooden window to side, double glazed wooden French door with glazed panel either side, leading out into a sunny south facing patio area. Solid wooden door into a storage area, door leading to stairway up to master bedroom, stairway down to bedrooms 2 and 3. Slightly sloping ceiling with Velux window to front, and Velux window to side - letting light flood into the living area.

### Utility Room

5'5" x 4'10" (1.65m x 1.47m )

Tiled flooring, wall mounted Worcester boiler, stainless steel single drainer sink with mixer taps, wood effect worktops, with storage unit under, space for washing machine and tumble drier.-

### Master Bedroom

15'11" x 10'10" (4.85m x 3.30m )



Carpet flooring, obscure double glazed window to rear with wooden cill, storage cupboard, TV point, radiator. The focal point of this lovely room is the floor to ceiling feature window which takes full advantage of the amazing rolling countryside views, sloping ceilings. Solid door leading to en-suite shower room.

### En-suite

Tiled flooring, modern white suite comprising low level wc, wash hand basin inset into vanity unit with storage below and mixer tap, tiled splashback, stand alone fully tiled shower cubicle, heated towel rail. Also a feature glass brick window.

### Hallway

Downstairs hallway with solid door to large under stairs storage cupboard.

### Bedroom 2

9'9" x 7' (2.97m x 2.13m)

Double glazed wooden window to front with countryside views, with wooden window cill, radiator, tv point.

### Bedroom 3

8'11" x 7'2" (2.72m x 2.18m )

Carpet flooring, double glazed wooden window to front with countryside views, and wooden window cill, small feature alcove, built in storage cupboard, radiator and tv point.

## Bathroom

7' x 5'5" (2.13m x 1.65m )



Tiled flooring, modern white suite comprising of stand alone bath with side mixer taps and shower head attachment, fully tiled wall, low level wc, wide wash hand basin with single mixer tap, vanity unit under with storage, tiled splashback.

## Exterior



There is a shared tarmaced entrance leading to a gravelled parking area with room for two cars. A patio area with views over the countryside and steps leading up to the front door. To the rear there is an enclosed lawned garden with a patio area, and gated entrance leading to the side.



