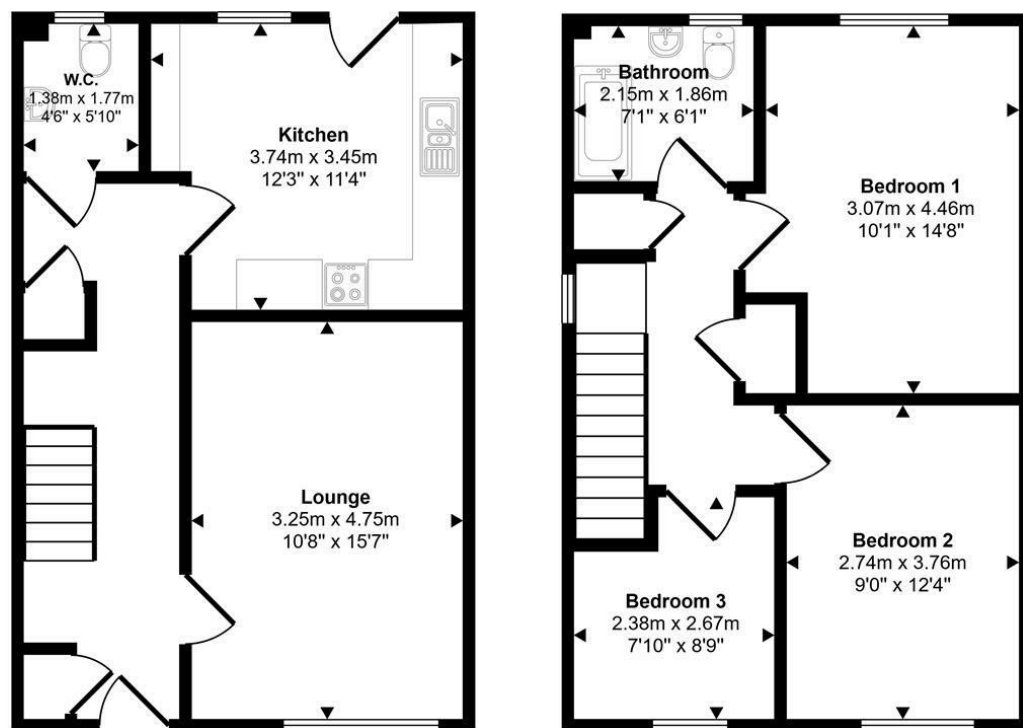


Approx Gross Internal Area  
89 sq m / 955 sq ft



**Ground Floor**  
Approx 44 sq m / 473 sq ft

**First Floor**  
Approx 45 sq m / 482 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: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'B'

HEATING: Oil

ref: JETH / LLE / NOV / 25 / OKJETH

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585



### 20 Westaway Park, Rosemarket, Milford Haven, Pembrokeshire, SA73 1JL

- Semi-Detached House
- Three Bedrooms
- Village Location
- Driveway Parking
- No Onward Chain
- Brilliant First Time Buy
- Cul-De-Sac
- Low Maintenance Garden
- UPVC Double Glazing
- EPC Rating: tbc

Offers Around £195,000

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



Energy Efficiency Rating	
Current Rating	G
Potential Rating	C
<p>Energy Efficiency Rating Legend:</p> <ul style="list-style-type: none"> <li>A: 92-100</li> <li>B: 81-91</li> <li>C: 69-80</li> <li>D: 55-68</li> <li>E: 49-54</li> <li>F: 39-48</li> <li>G: 13-38</li> </ul>	
<p>Environmental Impact (CO2) Rating Legend:</p> <ul style="list-style-type: none"> <li>A: 1-10</li> <li>B: 11-20</li> <li>C: 21-30</li> <li>D: 31-40</li> <li>E: 41-50</li> <li>F: 51-60</li> <li>G: 61-70</li> </ul>	



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**The Agent that goes the Extra Mile**





We are delighted to bring to market this semi-detached house, situated on the sought after cul-de-sac of Westaway Park, Rosemarket. The property would make a brilliant investment property or even great for a first time buyer looking to get on the property ladder. Viewing is highly recommended!

The ground floor accommodation comprises; an entrance hallway with understairs storage, downstairs w/c, the living room which offers space for a dining table, ideal for relaxed dining. The kitchen is located to rear and provides access to the garden. Fitted with a range of modern appliances, there is also a breakfast bar. Upstairs provides; the neutral family bathroom, storage cupboard, and three bedrooms. Benefitting from no onward chain, the property also has UPVC double glazing and oil central heating.

Externally, there is a lawned garden and driveway parking to the front, with ample on street parking also available. A low maintenance enclosed patio garden is located to the rear, and offers a great space for outside seating ideal for BBQ's in the summer.

Rosemarket is a peaceful village located in the beautiful Pembrokeshire countryside, yet centrally located between the towns of Milford Haven, Pembroke and Haverfordwest. The property is set in the heart of the village, within a short distance of the golf club, public house 'The Huntsman' and the local church. Designated country walks are located nearby, which lead to both Haverfordwest and the picturesque Neyland Marina.



**DIRECTIONS**  
From our Milford Haven Branch, continue down Fulke Street, turning left onto Hamilton Terrace and follow for approximately 1.6 miles, until you reach the traffic lights at the Horse and Jockey, at which you turn right onto the Neyland Road. At the roundabout, take the second exit and continue on for approximately 150 yards, then take the slip exit left into Jordanston. Follow the road through Jordanston and into Rosemarket continually until you reach a junction with The Huntsman public house on your right. At this junction, turn right, then at the immediate next junction take a left onto Middle Street. Take your first left onto West Street, take your first right into Westaway Park. Go to the end, where the property will be on the left.  
What/Three/Words:///plankton.league.clattered  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.

