



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

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 C

Heating: Oil Central Heating

SSG/OK/01032024

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate.

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**

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## 13 Linsday Villas, St. Ishmaels, Haverfordwest, Pembrokeshire, SA62 3TB

- Semi-Detached House
- Oil Central Heating
- Enclosed Rear Garden
- Utility Room
- Local Restrictive Covenant Applies
- Three Bedrooms
- Ex Local Authority Property
- Kitchen / Diner
- Development Potential
- EPC Rating: D

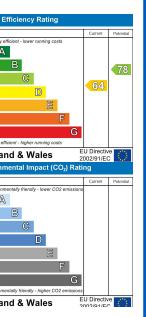
**Offers In Excess Of £155,000**

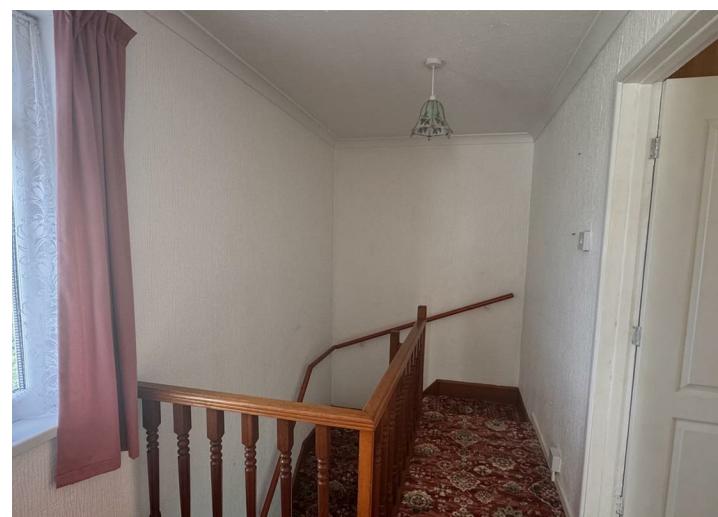
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***The Agent that goes the Extra Mile***





## DIRECTIONS

From our Milford Haven office, continue down Fulke Street and turn right onto Hamilton Terrace. At the roundabout, take the first exit and follow the road for 5.4 miles, then take the 2nd left turn into St Ishmaels village, follow the road along until you reach the crossroad, turn right and continue up the hill on Linsday Villas the property is located on the right hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.