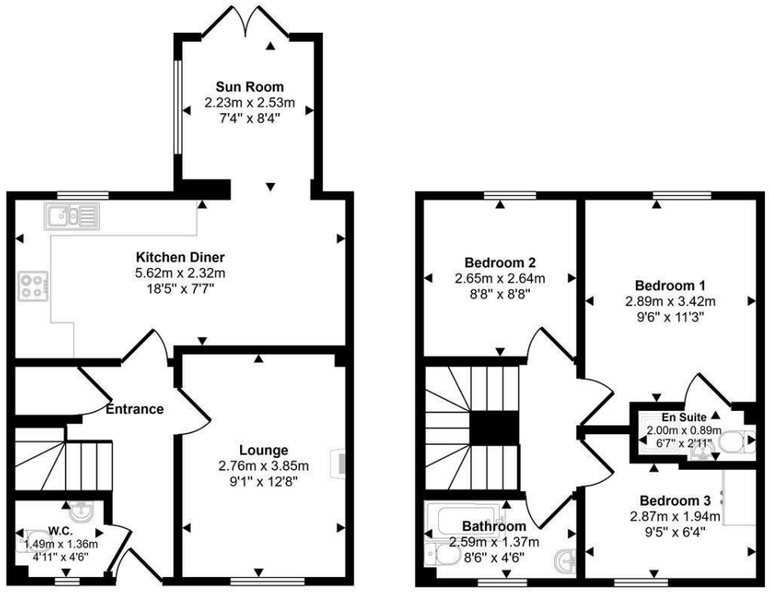
Approx Gross Internal Area
78 sq m / 842 sq ft




Ground Floor
**Approx 42 sq m / 449 sq ft**

First Floor
**Approx 36 sq m / 392 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.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally

HC/ESL/08/25/DRAFT

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*

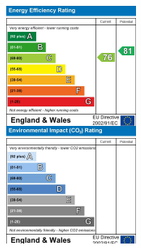
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006



01646 680006
www.westwalesproperties.co.uk

## 62 Honeyhill Grove, Lamphey, Pembroke, Pembrokeshire, SA71 5NA

- Semi Detached House
- Driveway Parking
- Sun Room
- Sought After Village Location
- En-Suite Shower Room & Downstairs Cloakroom
- Three Bedrooms
- Garden To Rear
- Open Plan Kitchen/Diner
- Beautifully Presented
- EPC Rating: C




## Offers In Excess Of £220,000

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

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

Welcome to 62 Honeyhill Grove - an immaculately presented and charming semi detached house located in a well regarded residential area on the outskirts of Lamphey. The property is within an easy drive of Pembroke town and the white sandy beaches at Freshwater East, while a shop/post office/petrol station, school and public transport links are available in the village.

The layout of the property briefly comprises of an entrance hall with cloakroom, living room, an open plan kitchen/diner with adjoining sun room boasting French doors into the garden. On the first floor is a landing, leading through to three bedrooms, the master is served by an e-suite shower room and a family bathroom. The property is well decorated in fresh, neutral tones, and is served by gas central heating and double glazing.

Externally, a driveway to the side provides off road parking for two/three cars, and a pedestrian side gate leading to the beautifully maintained rear garden, which is laid to lawn with a patio seating area and garden shed.

This is a fantastic first time buy or family home, viewing is highly recommended!

Pembroke Town is located in the South of Pembrokeshire, approximately 12 miles away from the county town of Haverfordwest. The town is focused around the spectacular medieval castle, built in 1093 and birthplace to Henry VII, which is accompanied by a stunning mill pond and circular walk. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school.

## DIRECTIONS

DIRECTIONS: From our Pembroke office drive along Main Street and go straight on at the roundabout towards Lamphey. After about 2 miles you will enter the Village of Lamphey.Follow the road round to the right and go over the railway bridge, passing the petrol station and the primary school. Shortly after, take the right hand turn into Honeyhill Grove and follow the road through, to the right then veer round to the left, where you will find number 62 on the right hand side.
What3Words:///cone.stitching.passage

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