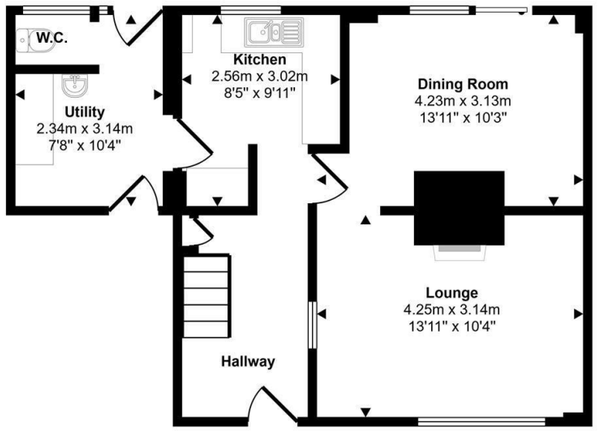
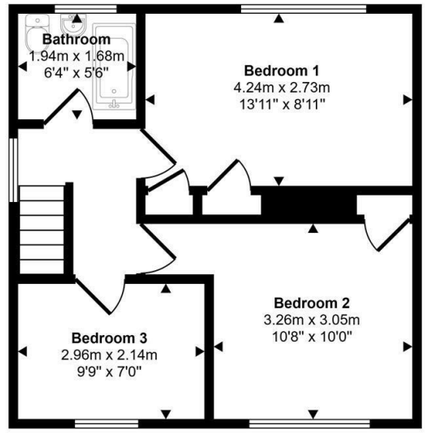
Approx Gross Internal Area
90 sq m / 972 sq ft



Ground Floor
Approx 50 sq m / 534 sq ft



First Floor
Approx 41 sq m / 438 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 Drainage, Mains Electric, Mains Water, Mains Gas
HEATING: Gas Central Heating
TAX: D

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

JETH/ESL/06/25OK EJL

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,

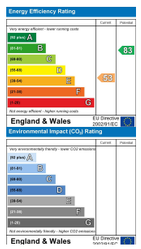
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

41 The Close, Johnston, Haverfordwest, Pembrokeshire, SA62 3QQ

- Semi-Detached House
- Off Road Parking
- Downstairs WC
- Popular Village Location
- Gas Central Heating
- Three Bedrooms
- Garden With Workshop/Hobby Room
- No Onward Chain
- Two Reception Rooms
- EPC Rating: E



Offers In Excess Of £150,000

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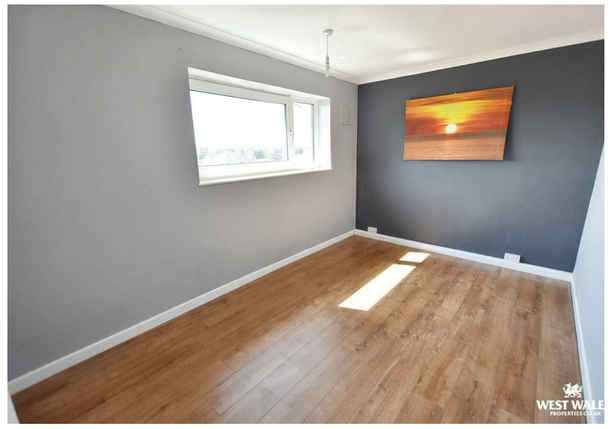
The Agent that goes the Extra Mile



A conveniently located semi detached house situated in a residential cul-de-sac in the popular village of Johnston.

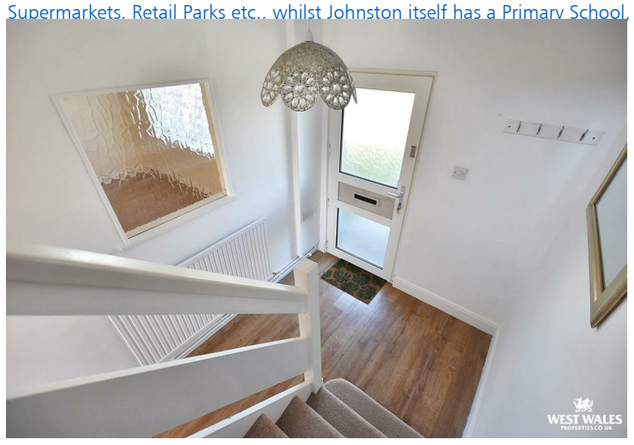
The layout of the property briefly comprises of an entrance hall, living room, dining room, kitchen, utility room, downstairs WC, three bedrooms and a family bathroom. The property is served by double glazing and gas central heating, and is offered for sale with the benefit of no onward chain.

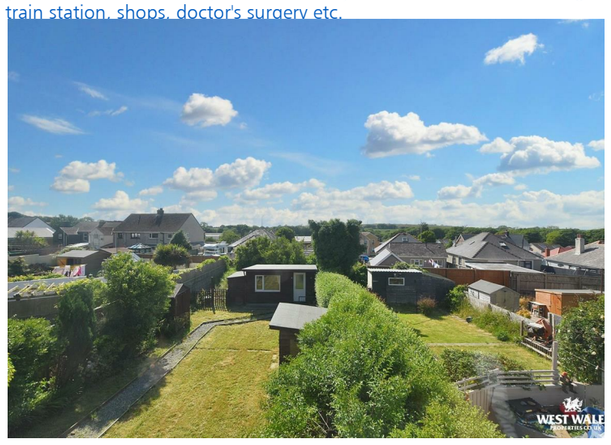
Externally, there is a driveway to the front providing off road parking for approximately 3 cars with a lawned garden. To the rear is a further lawned garden with a decked seating area leading off from the sliding doors in the dining room. To the rear of the garden is a wooden workshop/hobby room with a fitted bar area, offering fantastic recreational space or somewhere to work from home.

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

This property is of Non standard construction - please consult independent financial advice if requiring a mortgage.

The village of Johnston is located some 3 miles south of the County Town of Haverfordwest, on the way to Milford Haven, Neyland Marina, and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire. The stunning Pembrokeshire coastline is within easy reach, with beautiful sandy beaches at Marloes Sands, Broad Haven, Freshwater East, and a host of others. Haverfordwest has a wide range of amenities including Main Line Train Station, Hospital, Leisure Centre and Swimming Pool, Cinemas, Primary and Secondary Schools, Sixth Form College, Supermarkets, Retail Parks etc., whilst Johnston itself has a Primary School, train station, shops, doctor's surgery etc.





DIRECTIONS

From our Haverfordwest Office, continue on High Street, through Dew Street, and at the traffic lights, continue on straight. Continue on straight again at the second traffic lights, then at the roundabout take the third exit onto Merlin's Hill. At the roundabout, take the third exit onto Dredgeman's Hill and continue for approximately 2.8 miles. Turn left onto Langford Road and take the first left into The Close. Take the first left again and the property will be found a short distance on the left-hand side. What3words: dividers.tribes.takers

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