

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

HEATING: Oil Central Heating

TAX: Band F

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

MM/AMA/05/24/OK EJJ

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.

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

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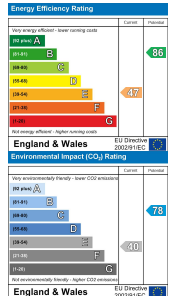


North East Farm Walton East, Clarbeston Road, Pembrokeshire, SA63 4SU

- Detached Farmhouse
- Two Receptions
- Village Location
- Driveway Parking
- Oil Central Heating
- Five Bedrooms
- Character Features
- Garden
- Double Glazed
- EPC Rating E

Offers In Excess Of £450,000

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The Agent that goes the Extra Mile





A well presented detached former farmhouse, located in the desirable area of Walton East. The property is just a short drive to the town of Haverfordwest providing everyday necessities, and would make a brilliant family home!

The accommodation comprises of front porch, lounge, sitting room/dining room, conservatory, wet room, kitchen/diner with a delightful inglenook fireplace and exposed beams, walk-in pantry, utility room, boot room and rear porch on the ground floor. The first floor provides five bedrooms with the master bedroom having a dressing room, a bathroom and study which could become an en-suite shower room servicing bedroom two. The property benefits from double glazing and oil fired central heating.

Externally there is a walled garden to the front of the property with a decking area. The garden is laid to lawn with an array of mature shrubs, a willow tree and fruit trees to the rear of the garden plus a gravelled courtyard area accessible from the garden and rear porch. There is off road parking to the side and rear of the house which offers ample vehicular parking.

Located near the village of Clarbeston Road, 7 miles northeast of Haverfordwest, and 7 miles from Narberth, where doctors, dentists and supermarkets can be found. The village benefits from a railway station providing links to Haverfordwest, Carmarthen, Swansea, and Cardiff and a public house and is in the catchment area for the primary school nearby. The Preseli Hills and beautiful Llys y Fran Reservoir country park are within easy reach for wonderful country walks.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.



DIRECTIONS

From our Haverfordwest office, drive onto the A40 heading for Narberth. Just after passing Green Bower (BMW) garage turn left signposted for Clarbeston Road. Entering Clarbeston Road turn right and over the railway bridge. Turn left immediately before the pub, signposted for Walton East. Continue along this road. After passing the sign Walton East, take the right turn into the main body of the village, and turn left the property is situated on the right. What3words waving.motivates.behaving

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