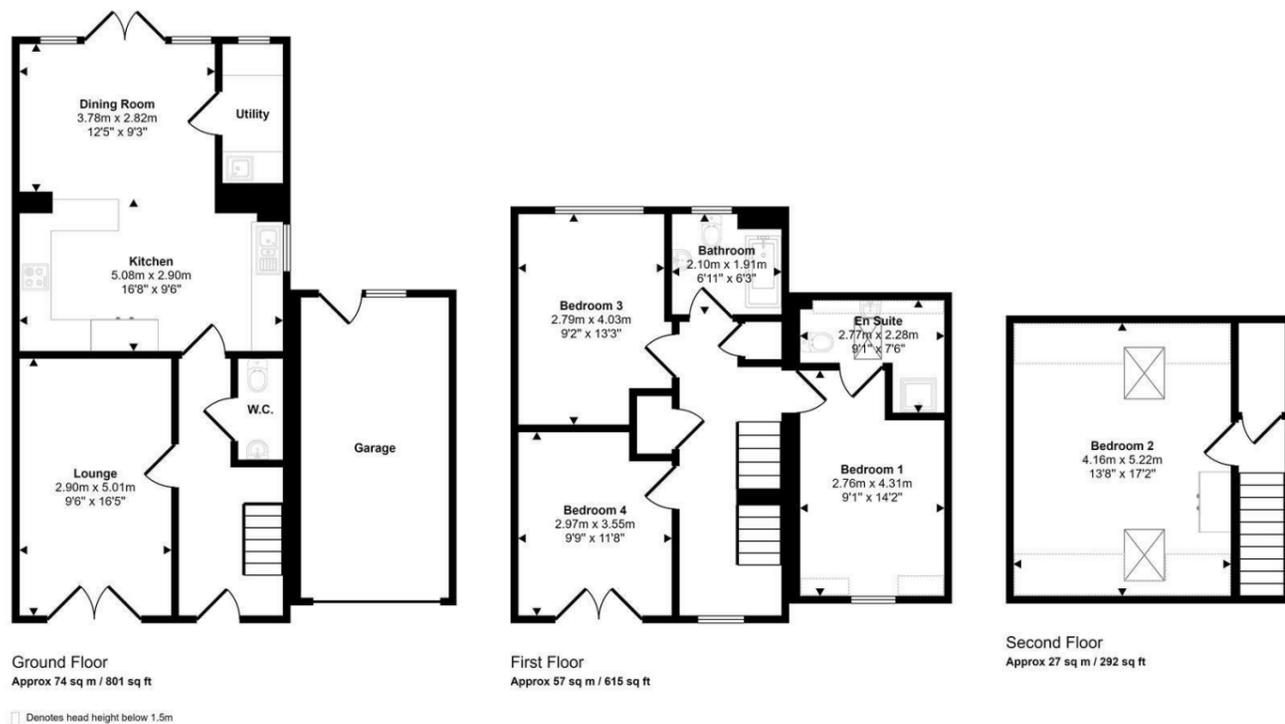


Approx Gross Internal Area  
159 sq m / 1708 sq ft



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.  
TAX: Band D

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

JETH/ESL/08/23/JETH

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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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

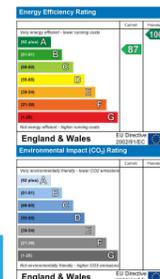


## 5 Hayston View, Johnston, Haverfordwest, Pembrokeshire, SA62 3AQ

- End Terrace House
- Very Well Presented
- Off Road Parking and Garage
- Open Plan Kitchen/Diner
- Popular Location
- Four Double Bedrooms
- Garden To Side And Rear
- En-Suite Shower Room
- Downstairs WC
- EPC Rating: B

Offers Around £290,000

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**The Agent that goes the Extra Mile**





5 Hayston View is an end terrace tri-storey house located in the popular area of Johnston, approximately 3 miles out of Haverfordwest town. The layout of the property briefly comprises of an Entrance Hall, Lounge, Kitchen/Diner, Downstairs WC, Utility Room, Four Double Bedrooms (one with an En-Suite Shower Room) and a family Bathroom. The property is in a good decorative order and benefits from double glazing and oil fired central heating.

Externally there is a driveway to the front providing off road parking for two/three cars, and access to the adjoining garage. To the rear of the property is a lawned garden to the side and rear, with a patio seating area and enclosed by fencing. Countryside views can be enjoyed from the rear facing bedrooms.

This is a lovely family home in a convenient location, viewing is highly recommended!

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 office in Haverfordwest, proceed along the Freemans Way to the Merlins Bridge roundabout, and take the 2nd exit towards Milford Haven. Continue into the village of Johnston, pass the petrol station, through the traffic lights and proceed to the roundabout. Take the 2nd exit in the direction of Pembroke Dock and then take the first left into Hayston View. The property will be found on the right hand side in the cul-de-sac.  
What3Words: snored.questions.soggy

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