

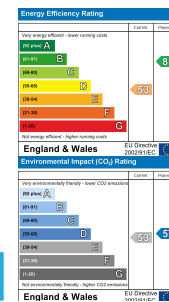


The Spring Walton East, Clarbeston Road, Pembrokeshire, SA63 4TA

- Detached House
- Three Reception Rooms
- Rural Village Location
- Character Features
- Front, Side & Rear Gardens
- Four Bedrooms
- Set In Approx 0.35 Acres
- Driveway Parking
- Gas CH & Double Glazing
- EPC Rating: E

Offers In Excess Of £390,000

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





The Spring is a detached, family size home, situated in the pleasant village of Walton East and just a short drive to the town of Haverfordwest providing everyday necessities. This well presented, characterful property offers ample accommodation and positioned in well established gardens to include a vegetable garden and various fruit trees. Viewing is highly recommended to appreciate the potential this property has to offer and the beautiful countryside location.

The accommodation comprises: Entrance porch, lounge with wood burner fireplace set in stone built surround and exposed beams. doors lead through to a second reception room. The country style kitchen is fitted with a range of light wood wall and base units and a range of appliances, and a breakfast seating area. Off the kitchen is a shower room, utility and separate storage space. Through the kitchen is a light filled dining room, with patio doors leading out to the terrace, with lovely views of the garden beyond. Stairs lead up to the first floor, which comprises: four bedrooms and a family bathroom.

Externally, this property is a gardener's paradise! With established gardens to the front, side and rear. To one side of the property is a gravelled driveway with ample parking for several vehicles. To the rear is patio and decked area. The gardens are mainly lawned, with various trees and shrubs. There is also a vegetable garden and various fruit trees. The vegetable garden also benefits from a purpose built shed and greenhouse.

Located near the village of Clarbston 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.



ENTRANCE PORCH
8'0" x 4'2" (2.44 x 1.27)

LOUNGE
15'7" x 13'8" (4.75 x 4.17)

RECEPTION ROOM/DINING AREA
12'4 max x 10'10" (3.76m max x 3.30m)

KITCHEN/BREAKFAST ROOM
23'0" x 10'7" (7.01 x 3.23)

FAMILY ROOM/DINING ROOM
22'8" x 11'10" (6.91 x 3.61)

INNER HALLWAY
6'5" x 5'4" (1.96 x 1.63)

DOWNSTAIRS SHOWER ROOM
6'5 x 4'8 (1.96m x 1.42m)

UTILITY ROOM
10'2 x 5'3 (3.10m x 1.60m)

SNUG/STORAGE
10'0 max x 8'7 max (3.05m max x 2.62m max)

FIRST FLOOR
LANDING

BEDROOM 1
16'0 x 14'6 max (4.88m x 4.42m max)

BEDROOM 2
12'0 x 10'5 max (3.66m x 3.18m max)

BEDROOM 3
13'0 x 10'7 (3.96m x 3.23m)

BEDROOM 4
11'0 max x 10'7 (3.35m max x 3.23m)

BATHROOM
9'4 x 7'2 (2.84m x 2.18m)



DIRECTIONS

From Haverfordwest get onto the A40 heading for Narberth. Just after passing A40 Garage, turn left signposted for Clarbston Road. Entering Clarbston 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, keep going until you come to the property on the right hand side.

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