

**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 Private Drainage, Mains Electric, Mains Water

**HEATING:** Gas Central Heating

**TAX:** F

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

JETH/AMA/09/24/OK

**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  
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## The Old Orchard, 42 Milford Road, Johnston, Haverfordwest, Pembrokeshire, SA62 3HL

- Detached Bungalow
- Lounge and Dining Room
- Garden front and Rear
- Two Garages
- Driveway
- Gas Central Heating
- Four Bedrooms
- Three Bath/Shower Rooms
- Double Glazed
- EPC Rating C

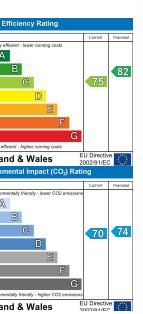
**Offers Around £380,000**

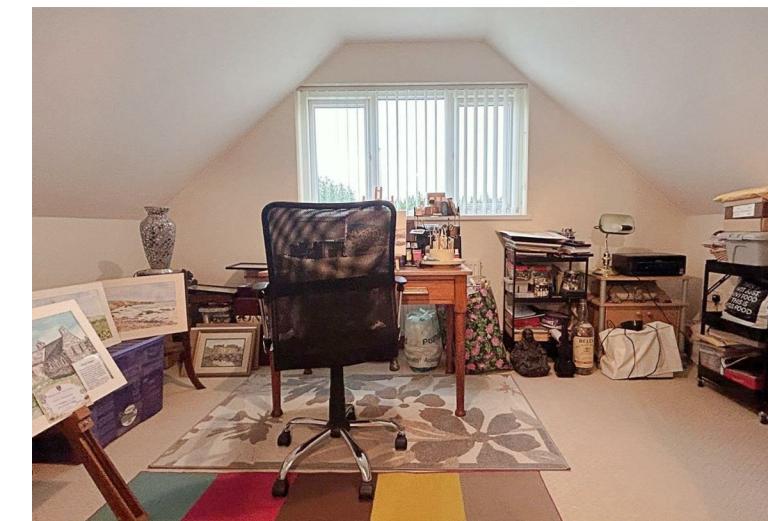
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**The Agent that goes the Extra Mile**





A well presented four bedroom detached dormer bungalow situated on the edge of Johnston, within a 3-mile drive of the county town of Haverfordwest, where further amenities are located.

The accommodation briefly comprises: entrance hall, living room, dining room, kitchen/diner, utility room which gives access to the two garages, a storage cupboard, two bedrooms and a bathroom, First Floor master bedroom with en suite bathroom and two further bedrooms and a shower room. This property benefits from Gas central heating and double glazed.

Externally the property is approached via a tarmacadam driveway with ample parking for four vehicles. There is also a lawned area to the fore and a rear enclosed garden mainly laid to lawn with established mature shrubs and trees.

**Viewing Highly Recommended!**

Johnston benefits from a good range of local facilities including Primary School, Shops, Post Office, Garage/Convenience Store, Public Houses, etc as well as being on a regular bus and train route to both Haverfordwest And Milford Haven. The County and Market town of Haverfordwest is within 3 miles or so and enjoys a wide range of amenities including Secondary Schools, Shops, Supermarkets, Bus and Rail links, Public Houses, Cafes, Restaurants, Cinema, etc. Similar facilities as well as a Marina, Bowling Alley and Theatre are available in Milford Haven. Within easy reach is the Pembrokeshire Coastline with its spectacular scenery, numerous sandy beaches and famous Coast Path.



## 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 toward the roundabout, the property is the last on the right before you reach the roundabout denoted by a sale board What3Words folk.botanists.thatched

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