

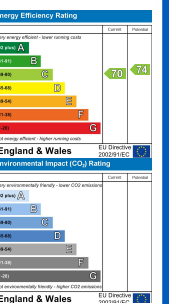


## 1 Leven Close, Hook, Haverfordwest, Pembrokeshire, SA62 4LF

- DETACHED DORMER BUNGALOW
- ANNEXE POTENTIAL
- GARAGE & DRIVEWAY
- SOUGHT AFTER RESIDENTIAL AREA
- GARDENS FRONT & REAR
- OIL C/H & SOLAR PANELS
- 5 DOUBLE BEDROOMS
- POPULAR VILLAGE
- CLOSE TO SCHOOL
- EPC RATING C

Offers In Excess Of £430,000

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



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 F

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

GGR/CLM/02/22/OK/LG

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

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

TELEPHONE: 01437 762626



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

*The Agent that goes the Extra Mile*







This sizeable detached five-bedroom property is situated in the sought-after village of Hook, 5 miles from the county town of Haverfordwest. Close to schools and local amenities and on the edge of the Pembrokeshire Coast National Park. This would make an ideal family home, with space for 'granny' or investment for a holiday let.

The accommodation briefly comprises: Entrance hallway, lounge leading into the sun room which has double doors into the back garden, two double bedrooms, kitchen breakfast room, a WC and utility room with door to the rear garden on the ground floor. Stairs lead up to three double bedrooms, one of which has an en-suite shower room. The other bedrooms benefit from a Jack and Jill bathroom between the two. This part of the property can also be accessed by a stairway from the garage, offering flexibility and the potential to be converted into an annexe, ideal for use as a granny flat or a holiday let.

The property also benefits from oil central heating and solar panels. The solar panels benefit from full feed in rate tariff until approx 2035 and electricity generated can be used in the property; anything unused goes directly to the grid and two annual payments are received.

Externally the property benefits from a driveway leading to a double garage. The rear garden is gated and is mainly laid to lawn with a decked area.

Viewing recommended to appreciate the potential this property has to offer.

The estuary village of Hook on the Western Cleddau, has local amenities including shop/post office, primary school and sports club, and gives access to the beautiful scenery of the Cleddau Estuary. The county town of Haverfordwest is approximately 5 miles to the north and enjoys a wide variety of amenities including secondary schools, shops, supermarkets, a college of further education, swimming pool, library, restaurants etc.



## PORCH

## HALLWAY

15'5" x 15'1" max (4.70m x 4.60m max)

## KITCHEN

16'10" x 9'9" (5.13m x 2.97m)

## UTILITY ROOM

12'6" x 5'11" (3.81m x 1.80m)

## LOUNGE

12'6" x 21' max (3.81m x 6.40m max)

## SUN ROOM

11'6" x 12'7" (3.51m x 3.84m)

## BATHROOM

6'9" x 8'11" max (2.06m x 2.72m max)

## BEDROOM

18' x 11'2" (5.49m x 3.40m)

## BEDROOM

14'7" max x 11'1" max (4.45m max x 3.38m max )

## FIRST FLOOR LANDING

## BEDROOM

11'8" max x 18'1" max (3.56m max x 5.51m max)

## EN-SUITE SHOWER ROOM

7'4" max 5'4" max (2.24m max 1.63m max)

## BEDROOM

23'2" x 11'8" max (7.06m x 3.56m max)

## JACK AND JILL BATHROOM

11'8" max 12' max (3.56m max 3.66m max)

## BEDROOM

22'9" max x 11'8" max (6.93m max x 3.56m max)



## DIRECTIONS

From our office in Haverfordwest proceed along the Freemans Way bypass to Merlins Bridge (McDonald's roundabout). Take the first exit to Hook, Llangwm, Burton, and follow the road to Freystrop. Turn left for Hook, continue into the village and turn left into Pill Road. Leven Close will be found on the right hand side. The property is the first on the left hand side.

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