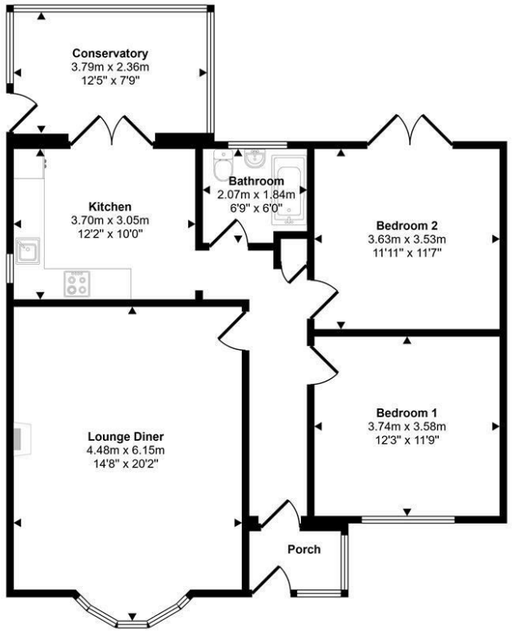
Approx Gross Internal Area
90 sq m / 969 sq ft



Floorplan

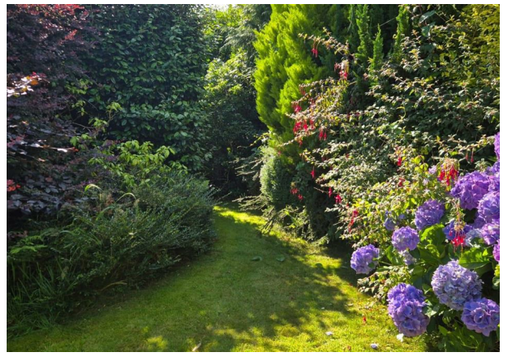
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains drainage.
HEATING: Oil
TAX: Band E

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

JETH/ESL/07/25/JETH

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,

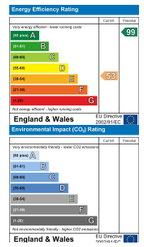
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01437 762626
www.westwalesproperties.co.uk

35 Church Road, Roch, Haverfordwest, Pembrokeshire, SA62 6BG

- Detached Bungalow
- Two Double Bedrooms
- Front And Rear Gardens
- Driveway Parking
- Oil Central Heating
- Very Well Presented
- Conservatory
- Adjoining Garage
- Coastal Village Location
- EPC Rating: E



Offers In The Region Of £285,000

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EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile

Located in the charming and ever-popular village of Roch, this beautifully detached bungalow offers well-appointed accommodation and beautifully maintained gardens – the perfect setting for family life, a peaceful retirement, or an idyllic second home by the coast.

The accommodation briefly comprises: an inviting entrance porch leading into a welcoming hallway, a living room with a feature curved bay window enjoying a sunny Southerly aspect, a well-equipped kitchen, a light-filled conservatory overlooking the rear garden, two double bedrooms, and a family bathroom.

Well-presented throughout, the property benefits from oil-fired central heating and double glazing, ensuring year-round comfort. The living space is thoughtfully designed to combine practicality with charm, creating a home that is both comfortable and easy to maintain.

The property is set within attractive and well-tended gardens to both the front and rear, predominantly laid to lawn with mature, established boundaries offering a good degree of privacy. A private driveway provides off-road parking and leads to an adjoining single garage, ideal for additional storage or secure parking.

Whether you are searching for a permanent residence, a relaxing coastal retreat, or a charming home for your retirement years, this bungalow ticks all the boxes. Its superb location in Roch offers easy access to local amenities, beautiful beaches, and the stunning Pembrokeshire Coast National Park.

The village has a public house and a popular primary school, all within walking distance. There is a regular bus service to Haverfordwest with its excellent shops, Solva with its pretty harbour and good eating places only 4 miles away and St David's with its wonderful Cathedral and old Bishop's Palace only 7 miles away. Ro

DIRECTIONS

From our Haverfordwest office proceed to the Morrisons roundabout and take the A387 towards St Davids, passing through Pelcomb and Simpson Cross. Turn right on reaching Roch (just opposite the Motel) and continue along Church Road. You will find number 35 on your left-hand side. What3Words: ///hotspot.hillside.whisker

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