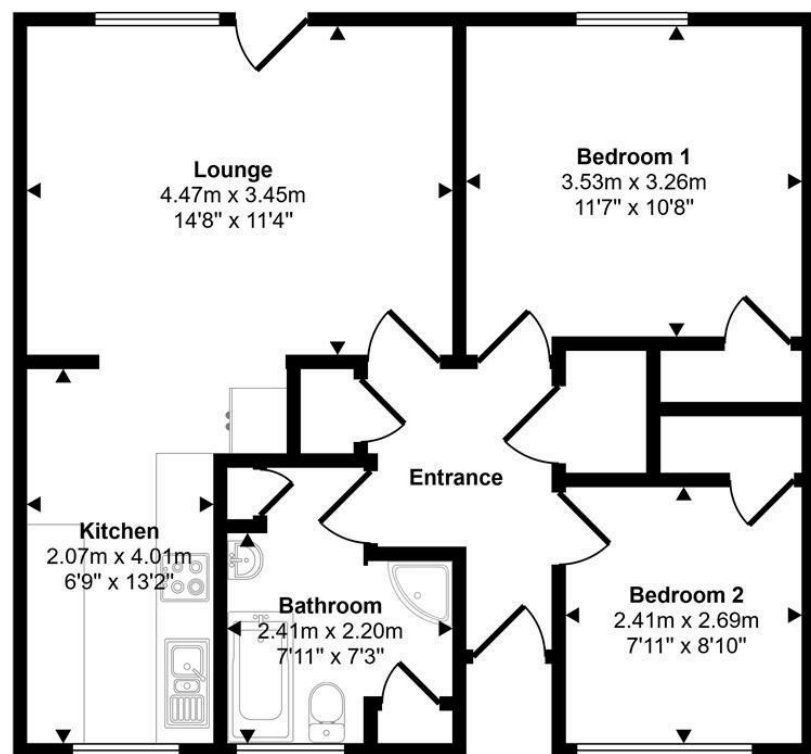


Approx Gross Internal Area  
61 sq m / 653 sq ft



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 Gas, Mains Drainage  
HEATING: Gas  
TAX: Band B

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

AGENTS NOTE - A member of West Wales Properties has an interest in this property.

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

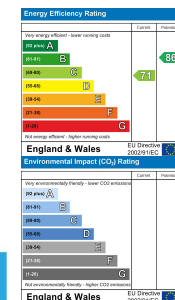


**13 Fair View, Johnston, Haverfordwest, SA62 3QD**

- Mid Terrace Cottage
- Ample On Street Parking
- Village Location
- Local Restrictive Covenant Applies
- Low Maintenance Garden To Rear
- Two Bedrooms
- Close To Playing Field
- Open Plan Living Room/Diner
- Gas Central Heating
- EPC Rating: C

£139,000

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**The Agent that goes the Extra Mile**





An opportunity to purchase a mid terrace ex-local authority bungalow located in the village of Johnston. The property is of timber frame construction and enjoys a cul-de-sac location to the rear, and a footpath and communal lawns to the front. This would make an excellent first time buy, buy to let investment, or a home to enjoy retirement.

PLEASE NOTE: This property holds a local restrictive covenant

The layout of the property briefly comprises of an entrance hallway, an open plan living room/diner leading through to a galley kitchen, two bedrooms and a family bathroom. The property is served by double glazing and gas central heating, with a neutral decoration throughout.

Externally, there is ample on street parking available in the cul-de-sac to the rear. To the front is a pedestrian footpath and lawns giving pleasant separation from the road. The rear garden is laid to gravel and decking for easy maintenance, with a handy outbuilding for storage and a high boundary wall. At the end of the terrace is the village playing fields and the village school, making it an convenient prospect for a young family!

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, and Freshwater East. Haverfordwest has a wide range of amenities including Main Line Train Station, Hospital, Leisure Centre and Swimming Pool, Cinemas, Schools, Supermarkets, Retail Parks, whilst Johnston itself has a Primary School, train station, shops, and doctor's surgery.



### DIRECTIONS

From the Haverfordwest office proceed out of town on the A4076 in the direction of Johnston. Enter the village and go over the mini roundabout, pass Nisa on the left and then turn left onto Langford Road. Proceed down this road and then turn right onto Hillcroft, progressing onto Fairview as signposted. The property will be found on the left hand side. What3Words:///beamed.agreed.baroness

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