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 Drainage, Mains Electric, Mains Water
HEATING: Oil
TAX: C

JETH/ESL/02/25/Ok EJL

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,

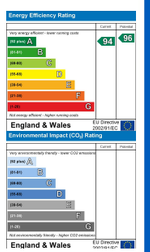
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01437 762626
www.westwalesproperties.co.uk

17 Leven Close, Hook, Haverfordwest, Pembrokeshire, SA62 4LF

- End-Terrace House
- Sought After Village Location
- Driveway Parking
- Countryside Views from 1st Floor
- Very Well Presented
- Being Sold with a Tenant in Situ
- Three Bedrooms
- Enclosed Rear Garden
- Oil Central Heating and Double Glazing
- EPC Rating: A



Offers Around £210,000

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The Agent that goes the Extra Mile

Welcome to 17 Leven Close, a very well presented end terrace house located in the popular village of Hook, conveniently located approximately 4 miles out of Haverfordwest. This property is being sold with tenants in situation, making it a fantastic investment with an immediate income stream.

The layout of the property briefly comprises of an entrance hall with downstairs cloakroom, a modern kitchen, open plan lounge/diner with an understairs storage cupboard. On the first floor are three bedrooms and a family bathroom. The property is in excellent decorative order with neutral decoration throughout, and is served by oil central heating and double glazing. Privately owned solar panels provide reduced energy bills.

Externally, there is a driveway to the side providing off road parking with a pedestrian gate leading through to the rear garden. The garden is laid to lawn with a patio seating area. Countryside views can be enjoyed from the rear facing bedrooms.

The popular Estuary village of Llangwm lies some seven miles south of the County Town of Haverfordwest. The village has amenities including a shop/post office, public house, sports club, junior school, and outreach surgery, all contributing to its strong community spirit. A wider range of facilities is available in Haverfordwest, such as a mainline train station, hospital, library, swimming pool, cinemas, supermarkets, shops etc.

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, and continue into the village, pass the cricket nets/sports club and turn left into Pill Road. Leven Close will be found on the right hand side. Continue straight, and the property will be found ahead. What3Words: umbrella.cheaper.activities

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