



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 'E'

PLEASE NOTE: this property is served by private drainage.

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

IRK/5/22/CLM/OK23/5/22

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

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TELEPHONE: 01437 762626



The Spring Walton East, Clarbeston Road, Pembrokeshire, SA63 4TA

- Detached House
- Three Reception Rooms
- Rural Village Location
- Character Features
- Front, Side & Rear Gardens
- Four Bedrooms
- Set In Approx 0.35 Acres
- Driveway Parking
- Gas CH & Double Glazing
- EPC Rating: E

Offers In Excess Of £375,000

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



Energy Efficiency Rating

Very poor	A	B	C	D	E	F	G
100-140	141-152	153-164	165-176	177-188	189-200	201-212	213-224

Very poor

Environmental Impact (CO₂) Rating

Very poor	A	B	C	D	E	F	G
100-140	141-152	153-164	165-176	177-188	189-200	201-212	213-224

Very poor

England & Wales

EU Directive 2010/31/EU

Very poor

England & Wales



ENTRANCE PORCH

8'0" x 4'2" (2.44 x 1.27)

LOUNGE

15'7" x 13'8" (4.75 x 4.17)

RECEPTION ROOM/DINING AREA

12'4 max x 10'10" (3.76m max x 3.30m)

KITCHEN/BREAKFAST ROOM

23'0" x 10'7" (7.01 x 3.23)

FAMILY ROOM/DINING ROOM

22'8" x 11'10" (6.91 x 3.61)

INNER HALLWAY

6'5" x 5'4" (1.96 x 1.63)

DOWNSTAIRS SHOWER ROOM

6'5 x 4'8 (1.96m x 1.42m)

UTILITY ROOM

10'2 x 5'3 (3.10m x 1.60m)

SNUG/STORAGE

10'0 max x 8'7 max (3.05m max x 2.62m max)

FIRST FLOOR

LANDING

BEDROOM 1

16'0 x 14'6 max (4.88m x 4.42m max)

BEDROOM 2

12'0 x 10'5 max (3.66m x 3.18m max)

BEDROOM 3

13'0 x 10'7 (3.96m x 3.23m)

BEDROOM 4

11'0 max x 10'7 (3.35m max x 3.23m)

BATHROOM

9'4 x 7'2 (2.84m x 2.18m)

DIRECTIONS

From Haverfordwest get onto the A40 heading for Narberth. Just after passing A40 Garage, turn left signposted for Clarboston Road. Entering Clarboston Road, turn right and over the railway bridge. Turn left immediately before the pub, signposted for Walton East. Continue along this road. After passing the sign Walton East, keep going until you come to the property on the right hand side.



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