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/OK/23/5/22

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,

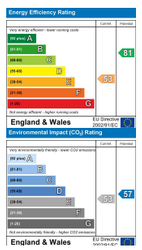
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01437 762626
www.westwalesproperties.co.uk

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
- No Onward Chain
- Gas CH & Double Glazing
- EPC Rating: E



Offers In Excess Of £375,000

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The Agent that goes the Extra Mile

The Spring is a detached, family size home, situated in the pleasant village of Walton East and just a short drive to the town of Haverfordwest providing everyday necessities. This well presented, characterful property offers ample accommodation and positioned in well established gardens to include a vegetable garden and various fruit trees. Viewing is highly recommended to appreciate the potential this property has to offer and the beautiful countryside location.

The accommodation comprises: Entrance porch, lounge with wood burner fireplace set in stone built surround and exposed beams. doors lead through to a second reception room. The country style kitchen is fitted with a range of light wood wall and base units and a range of appliances, and a breakfast seating area. Off the kitchen is a shower room, utility and separate storage space. Through the kitchen is a light filled dining room, with patio doors leading out to the terrace, with lovely views of the garden beyond. Stairs lead up to the first floor, which comprises: four bedrooms and a family bathroom.

Externally, this property is a gardener's paradise! With established gardens to the front, side and rear. To one side of the property is a gravelled driveway with ample parking for several vehicles. To the rear is patio and decked area. The gardens are mainly lawned, with various trees and shrubs. There is also a vegetable garden and various fruit trees. The vegetable garden also benefits from a purpose built shed and greenhouse.

Located near the village of Clarbeston Road, 7 miles northeast of Haverfordwest, and 7 miles from Narberth, where doctors, dentists and supermarkets can be found. The village benefits from a railway station providing links to Haverfordwest, Carmarthen, Swansea, and Cardiff and a public house and is in the catchment area for the primary school nearby. The Preseli Hills and beautiful Llys y Fran Reservoir country park are within easy reach for wonderful country walks.

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 Clarbeston Road. Entering Clarbeston Road, turn right and over the railway bridge. Turn left immediately before the pub, signposted for Walton East. Continue along this road. What 3 Words Reference - ///shot.drove.continues

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