

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

HEATING: Gas

TAX: Band C

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

JETH/ESL/05/26/DRAFT

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

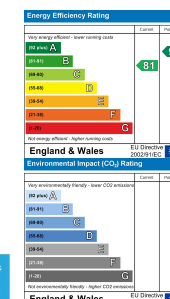
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



### 20 Moors Road, Johnston, Haverfordwest, Pembrokeshire, SA62 3QE

- Mid Terrace House
- Open Plan Living Room/Diner
- Parking Available In Cul-De-Sac
- Downstairs WC
- Close To Haverfordwest
- Three Bedrooms
- Garden To Rear
- No Onward Chain
- Gas Central Heating
- EPC Rating:



Offers Around £177,000

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

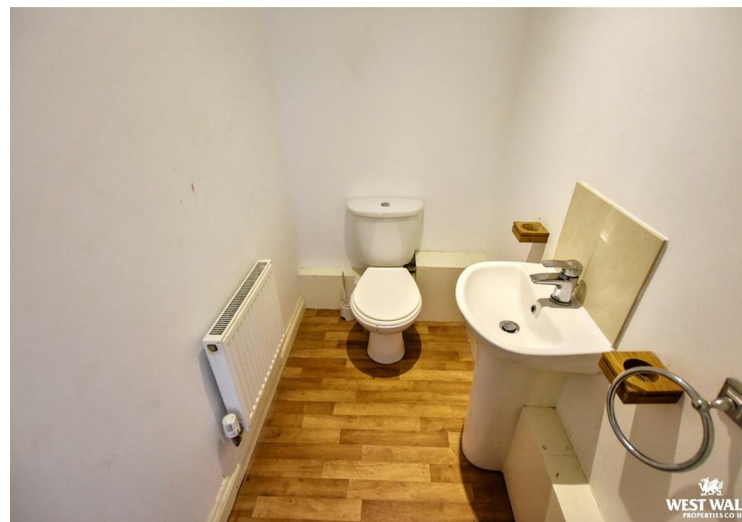
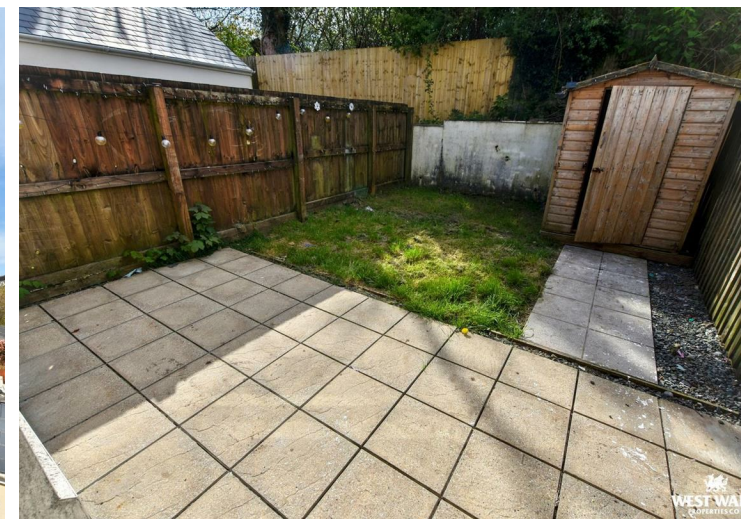


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**The Agent that goes the Extra Mile**





An opportunity to purchase a mid terrace house located in the popular residential area of Moors Road, located approximately 3 miles from Haverfordwest town and close to amenities in the village. The property would make an excellent investment, or is an exciting prospect for a first time buyer.

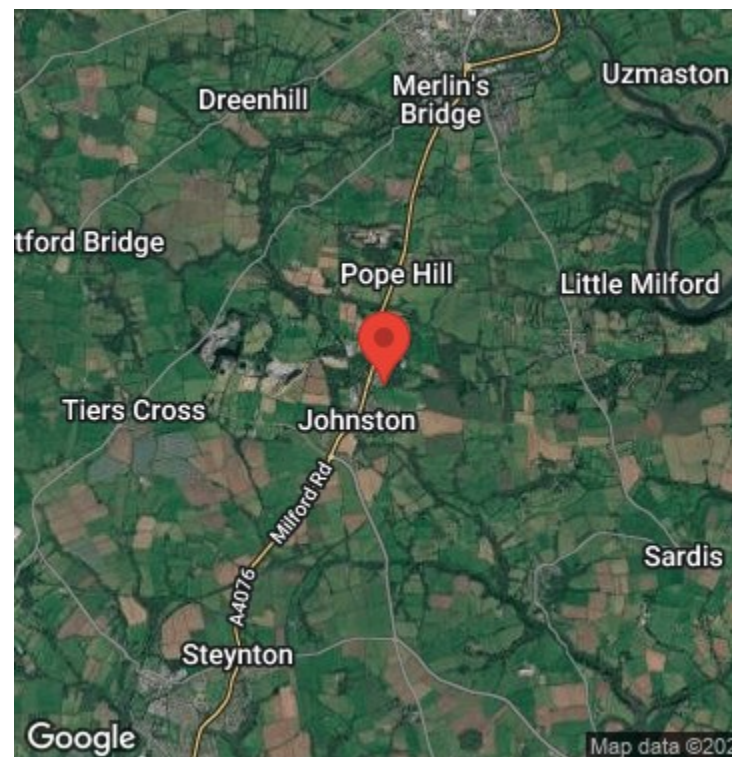
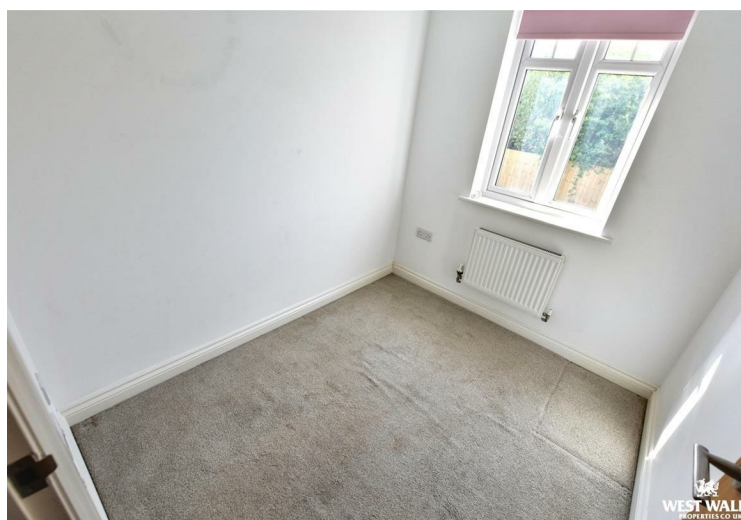
The layout of the property briefly comprises of an entrance hall leading through to an open plan lounge/diner with French doors leading to the rear, there is kitchen fitted with a range of base and eye level units with integral oven and hob, and there is also the convenience of a downstairs toilet. On the first floor there are three bedrooms, two boast handy fitted wardrobes, and a family bathroom. Views of the neighbouring field can be enjoyed from the rear facing bedrooms.

Externally, there is a low maintenance lawned garden to the rear with a patio seating area and garden shed. To the front, parking is available in the cul-de-sac.

With no onward chain, this property must be viewed to appreciate!

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, Freshwater East, and a host of others.

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



#### DIRECTIONS

From our Haverfordwest office, take the Freemans Way bypass to the Merlins Bridge roundabout, and take the 2nd exit towards Johnston and Milford Haven. Continue for about 2 miles and on going down the hill into Johnston passed the petrol station on your left, take the first exit at the roundabout into Moors Road and the property will be found on the right hand side. What3Words: ///knowledge.scales.control

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