

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: E

We would respectfully ask you to call our office before you view this property internally or externally  
SLS/ESL/10/24/ok

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



## Bali Hai, 14 Grassholm Close, Roch, Pembrokeshire, SA62 6AL

- Detached Dormer Bungalow
- Four Double Bedrooms
- Potential For Annexe
- Sea Views
- Coastal Village Location
- Two Reception Rooms
- Front And Rear Gardens
- Garage And Driveway
- Oil Central Heating And Double Glazing
- EPC Rating: E

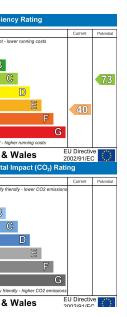
Offers Over £400,000

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*The Agent that goes the Extra Mile*





This well presented detached dormer bungalow is located in a prime position in popular coastal village of Roch and enjoys countryside and sea views from many aspects. The accommodation comprises of porch, entrance hall, lounge, dining room, shower room, kitchen, utility room and downstairs bedroom. A doorway leads through to further accommodation which could be part of the main house or would lend itself perfectly to being an annexe with a bedroom, lounge, kitchenette/utility (no cooking facilities) shower room and a separate entrance from the rear garden. On the first floor there are two further bedrooms and a shower room. The property benefits double glazing and oil central heating. Externally there is a lawned garden to the front with a driveway to the side providing off road parking and access to the adjoining single garage. The rear is an enclosed rear garden with lawn and patio seating area. There is an outdoor WC, storage room and access to the garage, with a back gate leading to Grassholm Close. The village has a public house and a popular primary school, all within walking distance. There is a regular bus service to Haverfordwest and St Davids. It is a thriving community, which also benefits from a Parish Church, and Community Hall. It is just 1.7 miles away from the famous surfing sandy beach at Newgale, and the cove at Nolton Haven. It is a convenient location for pleasant walks inland to Brandy Brook Valley and Roch Mill is the last remaining of five water mills.



## DIRECTIONS

From our Haverfordwest Office, proceed up High Street and follow the one-way system down Barn Street. Take the first left after Lidl. At the roundabout take the first left onto Thomas Parry Way. Take the second left at the next roundabout. Proceed on this road for approximately six miles. When you arrive in Roch, Bali Hai will be on your right-hand side, you can access the rear of the property by turning right onto Pilgrims Way, and then right again into Grassholm Close. What 3 Words: headings.cargo.evaporate

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