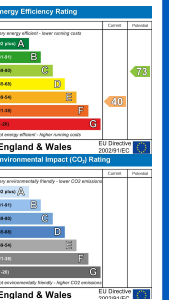


## Bali Hai, 14 Grassholm Close, Roch, Pembrokeshire, SA62 6AL

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

**Offers Over £400,000**

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



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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 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](https://www.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.