



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 drainage
 HEATING: Oil
 TAX: Band F

JETH/ESL/04/25/DRAFT
 We would respectfully ask you to call our office before you view this property internally or externally

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<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
 TELEPHONE: 01437 762626

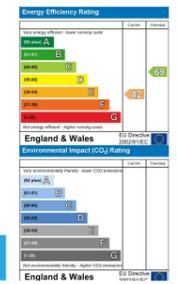


The Old Post Office 46 Church Road, Roch, Haverfordwest, Pembrokeshire, SA62 6BG

- Detached House
- Beautifully Tended Walled Gardens
- Village Location
- Well Presented
- Oil Fired Heating
- Workshop, Log Store And Garage
- Three Double Bedrooms
- Driveway Parking
- Conservatory To Side
- EPC Rating: D

£395,000

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Welcome to The Old Post Office, a piece of local history located on Church Road in Roch, Haverfordwest. This well presented detached house presents an excellent opportunity for those seeking a comfortable family home in a friendly village within an easy drive of Haverfordwest.

The layout of the property briefly comprises of an entrance porch with cloakroom leading through to a welcoming hallway. To the left is the kitchen/diner boasting solid wood base and eye level units and enough space for a family sized table. Leading on to a conservatory, providing a lovely seating area on a hot summers day, To the right of the hallway is the living room with wood burning stove, progressing through to a downstairs bathroom, utility room and through to the workshop/log store at the side. On the first floor are three well proportioned double bedrooms and a family bathroom, accessible by either of the two staircases in the property.

Externally, the property boasts a beautifully tended lawned garden to the rear, set within Mediterranean style white washed curved walls for privacy and shelter from the breeze. To the front is ample parking space, accommodating up to five vehicles, along with a detached garage with adjoining store.

The property offers a perfect blend of tranquillity and accessibility, making it an ideal choice for anyone looking to enjoy the beauty of the Welsh countryside while still being within reach of local amenities.

The village has a primary school, and local popular pub all within walking distance, and 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 two and a half 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 to the Morrisons roundabout and take the A387 towards St Davids, passing through Pelcomb and Simpson Cross. Turn right on reaching Roch (just opposite the Motel) and continue along Church Road. You will find number 46 on your right-hand side.
What3Words: ///copy.stutter.revolting

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