

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: We are advised Freehold  
 SERVICES: We have not checked or tested any of the services or appliances at the property.  
 COUNCIL TAX: Band 'C'  
 HEATING: Gas

ref: JETH / LLE / NOV / 25/JETH

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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

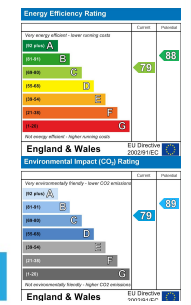


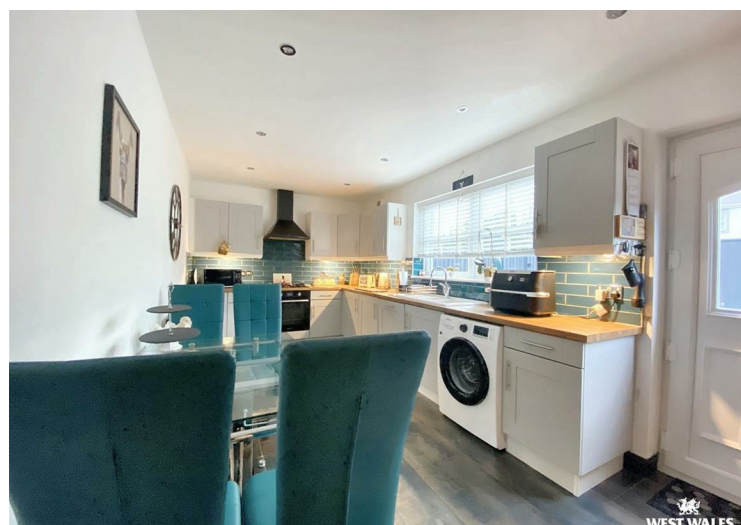
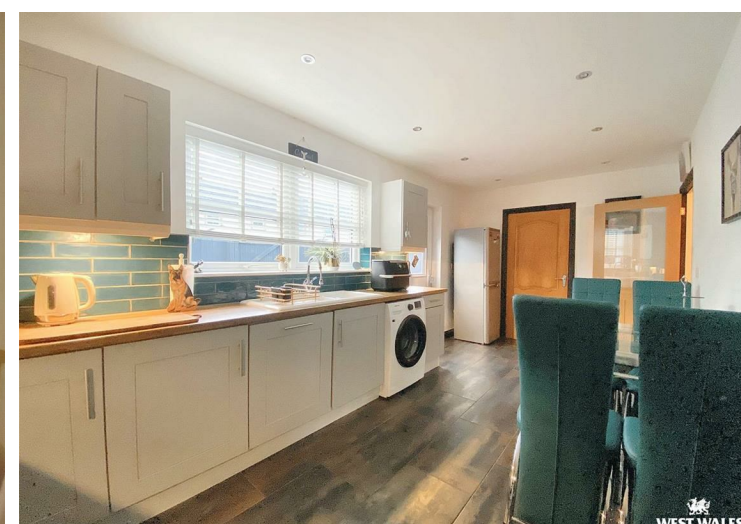
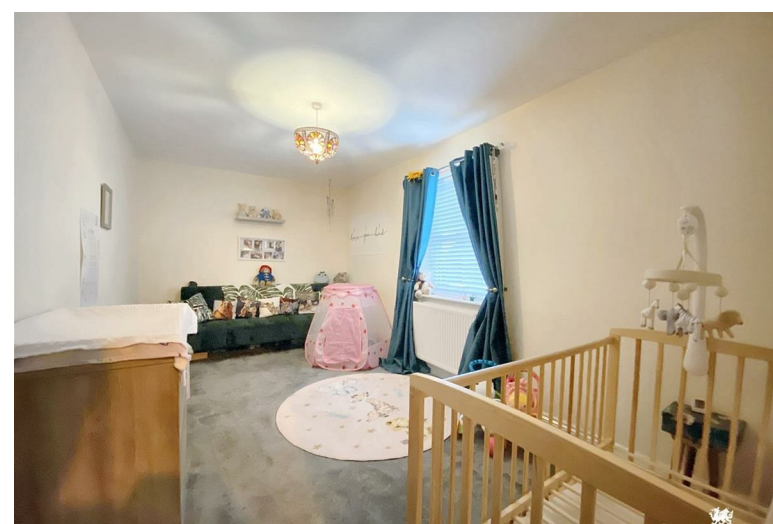
**18 Hall Court, Johnston, Haverfordwest, Pembrokeshire, SA62 3LJ**

- Mid-Terrace House
- Three Double Bedrooms
- Double Glazing & Gas Central Heating
- Off Road Parking to rear
- Village Location
- Ideal Family Home
- Modern and Well Presented
- Enclosed Low Maintenance Garden
- Cul-De-Sac
- EPC Rating: C

O.I.R.O £225,000

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A brilliant opportunity to acquire a modern and well presented mid-terrace home. Located in the pleasant residential area of Hall Court, Johnston, the property is close to the amenities that the sought after village has to offer. Situated in a cul-de-sac position, the property would make a fantastic home for a growing family, investment property, or even a great first time buy. Viewing is highly recommended!

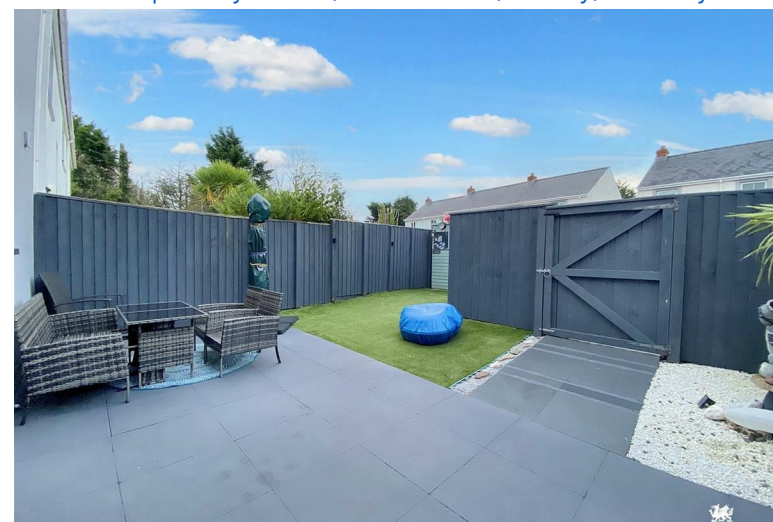
The accommodation briefly comprises: entrance porch, living room with feature fireplace, the contemporary kitchen/dining room, utility and w/c on the ground floor. The modern gloss kitchen is fitted with wood effect worktop and tiled splash backs, stainless steel single drainer sink with mixer tap, integrated four ring gas hob with extractor chimney, integrated oven, and a dishwasher. The first floor accommodates; the master with en-suite shower, two further double bedrooms, and the family bathroom. The property benefits from UPVC double glazing and is fitted with gas central heating.

Externally, the property offers an enclosed well maintained low maintenance garden, with patio seating area, garden shed, and rear access to the allocated off road parking space for two cars. There is further on street parking available to the front of the property.



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, Further education college, Supermarkets, and Retail Parks, whilst Johnston itself has a primary school, train station, bakery, a variety of shops, and a doctor's surgery.



**DIRECTIONS**  
From our office in Haverfordwest proceed out towards Milford Haven on the A4076. Continue through the Village of Johnston taking the left after Langford Road into Church Road, then take the first left next to the nursing home, follow the road right to the bottom and around to the right, where the property will be on the right hand side.  
What/Three/Words:///october.burglars.bouncing  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.