

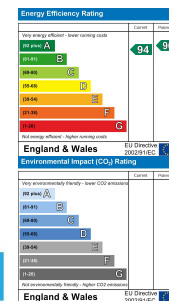


17 Leven Close, Hook, Haverfordwest, Pembrokeshire, SA62 4LF

- Chain Free
- Sought After Village Location
- Driveway Parking
- Countryside Views from 1st Floor
- Solar Panels
- End-Terrace House
- Three Bedrooms
- Enclosed Rear Garden
- Oil Central Heating and Double Glazing
- EPC Rating: A

Offers Around £210,000

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



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The Agent that goes the Extra Mile





A well presented end-terrace home, ideally situated in the popular village of Hook — just 4 miles from Haverfordwest. This well-maintained property offers a perfect opportunity for first-time buyers or investors alike, combining modern living with a convenient location close to local amenities.

The layout of the property briefly comprises of an entrance hall with downstairs cloakroom, a modern kitchen, open plan lounge/diner with an understairs storage cupboard. On the first floor are three bedrooms and a family bathroom. The property is in excellent decorative order with neutral decoration throughout, and is served by oil central heating and double glazing. Privately owned solar panels provide reduced energy bills.

Externally, there is a driveway to the side providing off road parking with a pedestrian gate leading through to the rear garden. The garden is laid to lawn with a patio seating area. Countryside views can be enjoyed from the rear facing bedrooms.

The popular Estuary village of Llangwm lies some seven miles south of the County Town of Haverfordwest. The village has amenities including a shop/post office, public house, sports club, junior school, and outreach surgery, all contributing to its strong community spirit. A wider range of facilities is available in Haverfordwest, such as a mainline train station, hospital, library, swimming pool, cinemas, supermarkets, shops etc.



DIRECTIONS

From our office in Haverfordwest proceed along the Freemans Way bypass to Merlins Bridge (McDonald's roundabout). Take the first exit to Hook, Llangwm, Burton, and follow the road to Freystrop. Turn left for Hook, and continue into the village, pass the cricket nets/sports club and turn left into Pill Road. Leven Close will be found on the right hand side. Continue straight, and the property will be found ahead. What3Words: umbrella.cheaper.activities

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