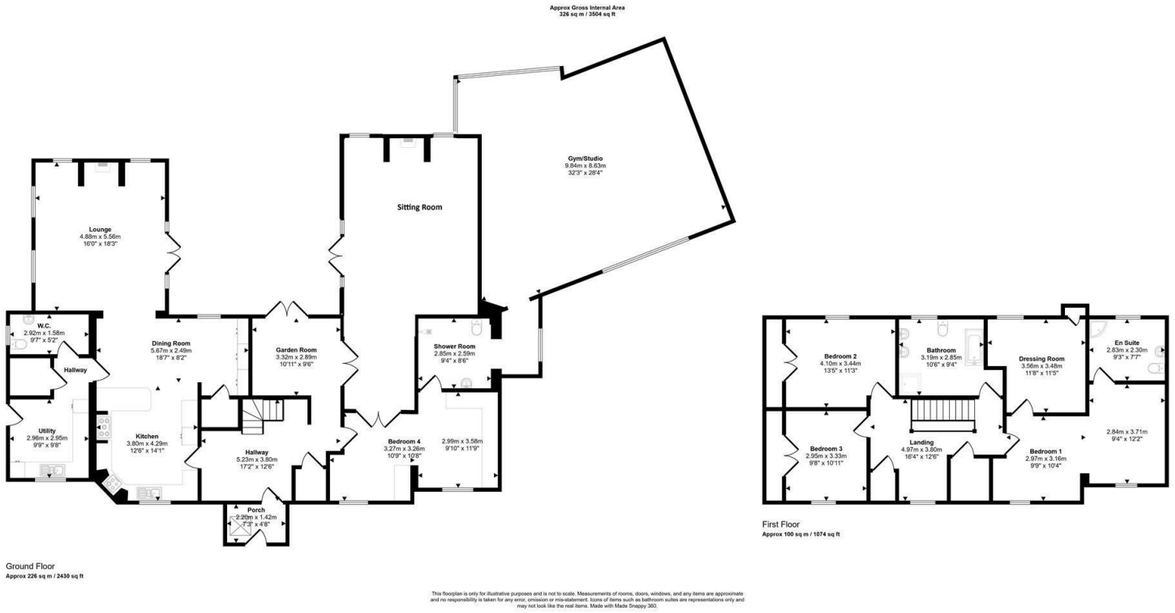


VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water,
HEATING: Oil
TAX: Band G

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/11/25/JETH

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
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.

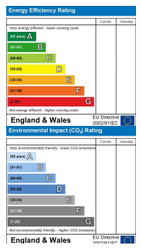
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

3 Poplar Meadow, Freystrop, Haverfordwest, Pembrokeshire, SA62 4FB

- **Detached House**
- **Off Road Parking**
- **Gym Room With Swim Spa**
- **Garden To Rear**
- **Master Bedroom With En-Suite And Dressing Room**
- **Four Double Bedrooms**
- **Detached Garage**
- **Two Reception Rooms Plus Garden Room**
- **Popular Village Location**
- **EPC Rating: TBC**



Offers Around £650,000

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The Agent that goes the Extra Mile

Welcome to 3 Poplar Meadows. This substantial family home is located on a cul-de-sac in the popular area of Freystrop, approximately 3 miles out of Haverfordwest town. The property is offered for sale with no onward chain, making it a hassle free choice for someone looking for their forever home.

The layout of the property comprises of an entrance porch and hallway, three fantastic reception rooms plus an open plan kitchen/dining room, a utility with downstairs WC and a downstairs bedroom with adjoining shower room. On the first floor is an open landing space leading through to three double bedrooms, the master bedroom boasts a dressing room and en-suite shower room, and the other two bedrooms benefit from fitted wardrobes. There is a family bathroom with a beautiful roll top bath 'his and hers' wash hand basin and a separate shower unit. The property is served by underfloor heating and solar panels giving reduced energy bills.

One of the most paramount features of this fantastic home is an integral studio/gym/recreational space with a fitted swim spa, offering unbelievable leisure space!

Externally, there is a driveway to the front providing ample off road parking and access to the detached garage offering dry parking or handy work storage space! To the rear is a patio seating area leading on to a rear garden which it laid to lawn with bedding areas and greenhouse at the rear.

This family home offers comfort, space and convenience. A must see!

Freystrop is a rural village set 3.5 miles to the south of Haverfordwest, close to the beautiful Cleddau River, and within easy travelling distance of Milford Haven and Pembroke. The nearby village of Hook has a village shop, primary school, and sports club, whilst the wider amenities of Haverfordwest include secondary schools, sixth form college, hospital, mainline train station, supermarkets etc. The property is also only a short distance from local beaches of Little Haven, Broad Haven and Marloes Sands.

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. Turnright onto Targate Road and follow the road until you see Poplar Meadows on the right. Turn here, take the first right and the property is at the end of the road.
What3Words: ///grinders.aged.poker

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