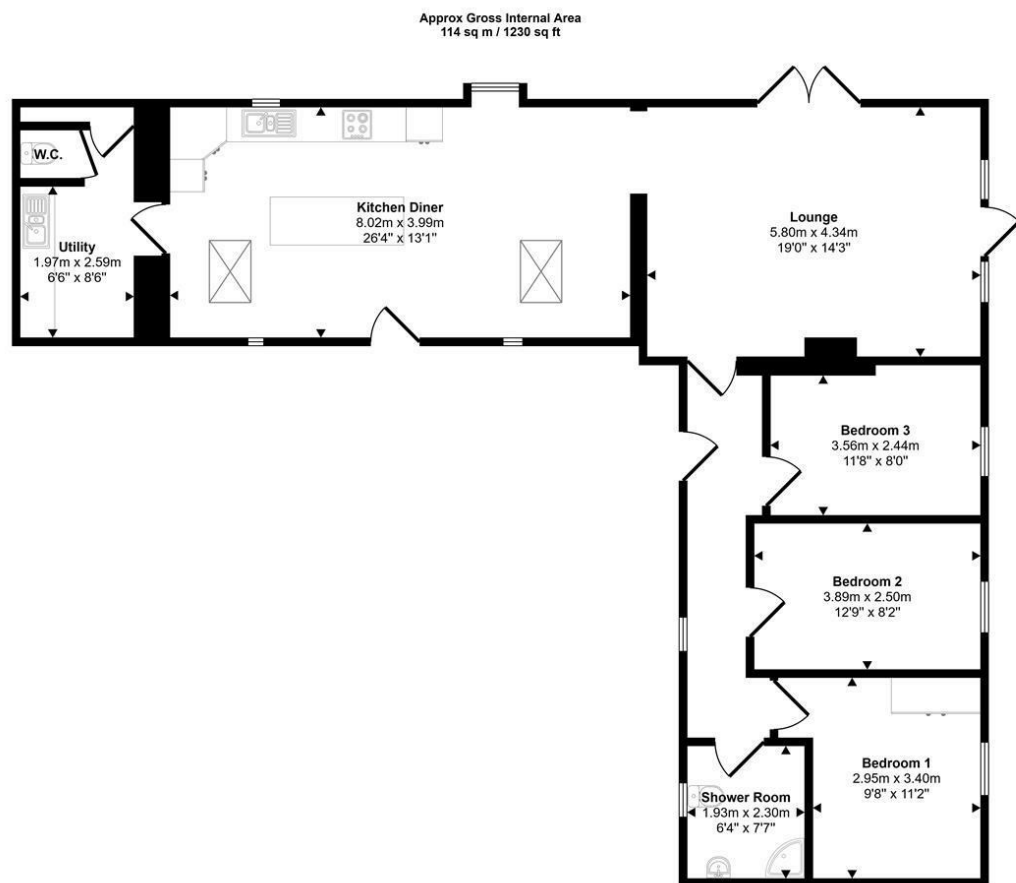




Floorplan

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 'D'

HEATING: Oil

ref: JETH / LLE /JUNE/ 25/OK

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

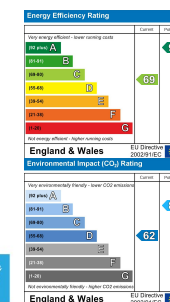


Meadow View Puncheston, Pembrokeshire, SA62 5TR

- Stunning Barn Conversion
- Three Bedrooms
- 5 miles from Letterston
- Countryside Views
- Oil Central Heating And Underfloor Heating
- High Specification
- Semi Rural Village
- Approx 3.3 Acres
- Double Glazing
- EPC Rating: C

£425,000

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The Agent that goes the Extra Mile





Puncheston is a quiet, rural village in the heart of the Pembrokeshire countryside, within easy reach of the towns of Fishguard and Haverfordwest, and a short drive from the Preseli Hills. The village has an infant/ junior school and Public House, and there are a range of shops and facilities in the nearby village of Letterston. The beautiful Pembrokeshire coast is only 13 miles away, at the sandy beach of Newgale, where the Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline.



DIRECTIONS

From Haverfordwest, take the Main A40 Road north for some 10 miles and in the Village of Letterston, take the turning on the right at the crossroads, signposted to Little Newcastle and Puncheston. Continue on this road for 3 miles or so, straight through Little Newcastle, and on entering the Village of Puncheston, take the first sharp left hand turn. Proceed on this road for a mile or so and Meadow View is situated on the left hand side of the road. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.