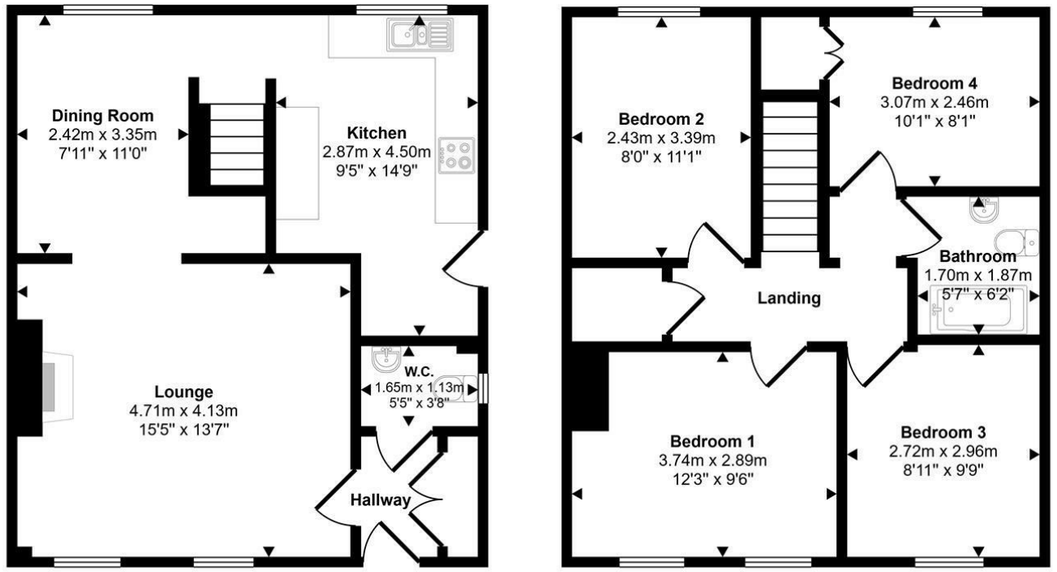
Approx Gross Internal Area
100 sq m / 1075 sq ft



Ground Floor
Approx 50 sq m / 535 sq ft

First Floor
Approx 50 sq m / 540 sq ft

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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water, Gas
HEATING: Gas
TAX: Band D

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

SSG/ESL/01/25/DRAFT

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,

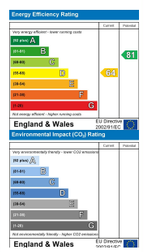
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

8 Vine Road, Johnston, Haverfordwest, Pembrokeshire, SA62 3NY

- Detached House
- Lounge/Diner
- Driveway Parking
- Modern Kitchen
- Gas Central Heating & Double Glazing
- Four Bedrooms
- Downstairs WC
- Enclosed Rear Garden
- Ideal Family Home
- EPC Rating: D



No Onward Chain £185,000

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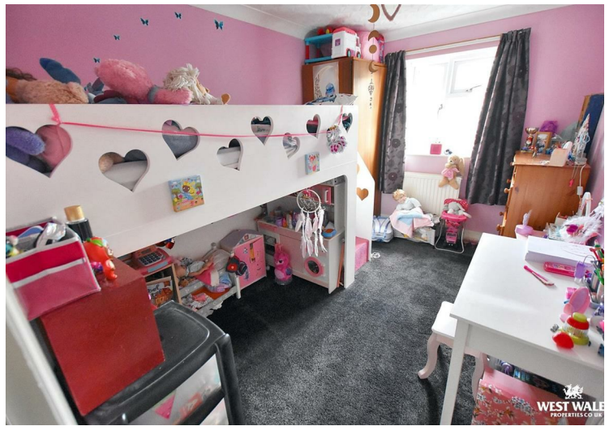
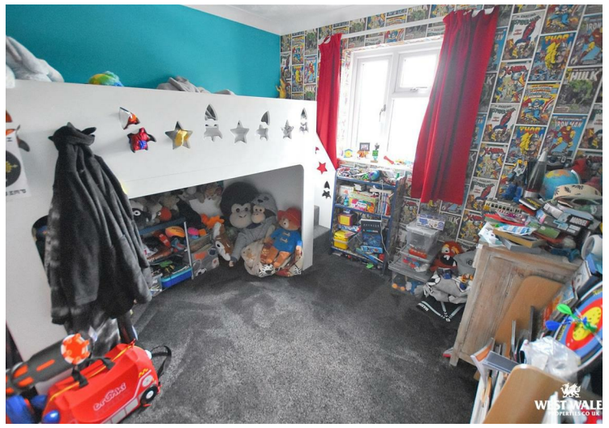
The Agent that goes the Extra Mile





CHAIN FREE
Situated on Vine Road in the convenient location of Johnston, Haverfordwest, this delightful detached family home offers a perfect blend of comfort and modern living.

Upon entering, an entrance porch provides space for coats and shoes, with a downstairs WC. The lounge/diner is equipped with a log burner, making the space cosy and inviting and providing a versatile space for relaxation and entertainment. The modern kitchen overlooks the enclosed garden to the rear, with a back door providing access. With four bedrooms, this property is ideal for families seeking ample space to grow and thrive and a well-appointed family bathroom.

Additionally, the house benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Externally, the enclosed rear garden is a perfect place for children to play safely or for hosting summer gatherings with friends and family. Driveway parking to the front offers space for up to three vehicles, making it an excellent choice for families with multiple cars or guests.

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, Sixth Form College, Supermarkets, Retail Parks, whilst Johnston itself has a Primary School, train station

DIRECTIONS

From the Haverfordwest office, proceed out of the town on the A4076 in the direction of Milford Haven, follw the road out of town for approximately 2 miles and enter the village of Johnston, where you will find the property on the left hand-side opposite the turning to Brickhurst Close. What3Words: asked.acrobats.butterfly

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