

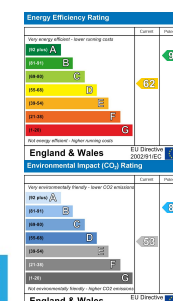
DIRECTIONS: From our office in Haverfordwest head out on the B4329 towards Crundale. Upon approaching the village take the right hand fork in the road heading towards Llys Yr Fran Country Park. Proceed on this road into the village of Clarboston Road. Take the first left heading across the Railway Bridge. Stay on this Road heading out of the village towards New Moat and after approximately 4.5 miles the property will be found on the left hand side with the Name Upper Forehill.

Upper Forehill, New Moat, Clarboston Road, Dyfed, SA63 4RE

- Detached Bungalow
- Log Burner
- Static Caravan
- Countryside Views
- Three Bedrooms
- Set in 6.549 Acres
- Agricultural Tie
- EPC Rating D

Offers In Excess Of £290,000

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



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.

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The Agent that goes the Extra Mile



****Agricultural Tie Applies****Upper Forehill is a delightful three bedroom detached bungalow, enjoying countryside views from its situation approximately a mile from the rural village of New Moat, with approximately 5 acres of pasture land, mature gardens and a static home providing additional accommodation. There is a garage/store shed for farm vehicles and a detached work shop both with electricity supply and lighting, a greenhouse, a small hay barn, a summer house with views across the countryside and a small animal shelter and water supply in the 5 acre field. The property also benefits from bought solar panels which generate an income every quarter. The free school bus for secondary school stops at the end of the drive if you have secondary school age children. Upper Forehill offers the opportunity to live the good life in rural Pembrokeshire and must be viewed to appreciate its location and setting. Please note that you must comply with the Tie to purchase this property. A copy can be obtained from our Haverfordwest Office



LOCATION

Dining Room

12'8 x 11'10 (3.86m x 3.61m)

Kitchen/Breakfast Room

10'6 max x 10'2 (3.20m max x 3.05m/0.61m)

Inner Hallway

Cloak Room

Wet Room

Lounge

11'11 x 16'3 (3.63m x 4.95m)

Bathroom

8'8 x 5'9 (2.64m x 1.798m)

Bedroom

11'11 x 7'11 (3.63m x 2.41m)

Bedroom

11'11 x 13'8 max (3.63m x 4.17m max)

Bedroom

10'1 x 14 (3.07m x 4.27m)

External

Static Home

GENERAL INFORMATION:

IMPORTANT INFORMATION

OTHER SERVICES AVAILABLE

OFFER PROCEDURES

RS/RS/09/RS/OK

FLOOR PLANS

AGENTS VIEWING NOTES



DIRECTIONS

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