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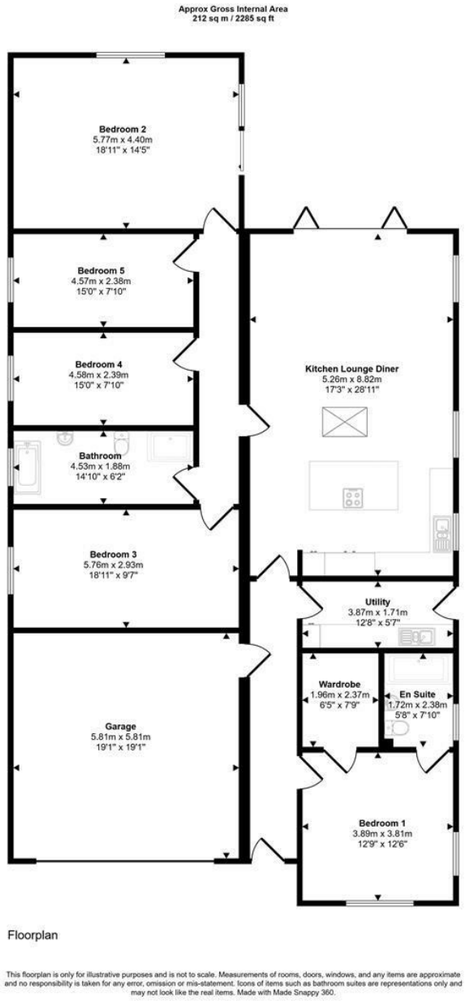

"34 Church Road", Roch, Haverfordwest, Pembrokeshire, SA62 6BG

- **Detached Single Story Dwelling**
- **Four Double Bedrooms**
- **Countryside Views**
- **Contemporary Design And High Quality Finsih**
- **Double Garage**
- **New Build**
- **Master Bedroom With En-Suite And Dressing Room**
- **Off Road Parking**
- **Privately Owned Solar Panels And Underfloor Heating**
- **EPC Rating: TBC**

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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MAYFAIR OFFICE GROUP

Summary

A rare opportunity to purchase an impressive, traditional block-built, newbuild detached Single Story Dwelling located in the sought-after village of Roch, in view of Roch castle and conveniently located to the coast, public transport links and community school. The property has been built by the current vendors and is completed to the highest of standards, with comfort and style at the forefront.

The layout of the property briefly comprises of an entrance hall, living room, an open plan kitchen/diner with family room, a master bedroom with an en-suite shower room and a walk in wardrobe/dressing room, three further double bedrooms and a family bathroom. The property boasts underfloor heating with temperature controls in each room, vaulted ceilings, and the living spaces are centred around a rear patio seating area, with offer bi-folding doors to the with sliding and bi-fold doors giving direct access to the outdoors. The kitchen is fitted with quality integral appliances, and there is tasteful cushioned vinyl, hard vinyl and carpets fitted throughout. A doorway from the hallway leads through to the integral double garage, with thermal electric roller door. Privately owned solar panels give the fantastic benefit of reduced energy bills!

Externally, a driveway to the front provides ample off road parking and pedestrian gates to each side. To the rear is the patio seating area enclosed by a glass balustrade, progressing on to a lawned garden which backs onto neighbouring fields. A beautiful outlook can be enjoyed from most aspects, of the surrounding countryside and as far as the coast in the distance.

With the appeal of no onward chain, this property must be viewing in order to appreciate the high standard of finish. Some images are CGI images.

Location

The village has a public house and a popular primary school, all within walking distance. There is a regular bus service to Haverfordwest with its excellent shops, Solva with its pretty harbour and good eating places only 4 miles away and St David's with its wonderful Cathedral and old Bishop's Palace only 7 miles away. Roch is a thriving community, which also benefits from a Parish Church, and Community Hall. It is just 1.7 miles away from the famous surfing sandy beach at Newgale, and the cove at Nolton Haven. It is a convenient location for pleasant walks inland to Brandy Brook Valley and Roch Mill is the last remaining of five water mills.

DIRECTIONS

From our Haverfordwest office proceed to the Morrisons roundabout and take the A387 towards St Davids, passing through Pelcomb and Simpson Cross. Turn right on reaching Roch (just opposite the Motel) and continue along Church Road. You will find number 34 on the right hand side. What3Words: ///incur.shaky.natural

GENERAL INFORMATION

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, Mains Drainage
HEATING: Underfloor Air Source Heating
TAX: Band TBC

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

JETH/ESL/11/25/JETH

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AERIAL VIEW