



Energy Efficiency Rating		Score	Notes
Very energy efficient: lower running costs			
92-95% A			
89-91% B			
85-88% C			
82-84% D			
79-81% E			
75-78% F			
72-74% G			
Not energy efficient: higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Score	Notes
Very environmentally friendly: lower CO <sub>2</sub> emissions			
102-105% A			
98-101% B			
94-97% C			
90-93% D			
86-89% E			
82-85% F			
78-81% G			
Not environmentally friendly: higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	







An immaculately presented detached bungalow located in the sought after estuary village of Hook. The property has been beautifully maintained by the current vendors both internally and externally, making it a fantastic prospect for a busy family or someone looking for a home to enjoy retirement.

The layout of the property briefly comprises of an entrance porch leading through to a hallway with solid oak flooring, an open plan lounge/diner with sliding doors to the rear, kitchen with breakfast bar and door to the garden. There are four double bedrooms, the master boasting an en-suite shower room and fitted wardrobe, and a family bathroom. The property is in an excellent decorative order with neutral tones, and is served by double glazing and oil fired central heating.

Externally, there is a driveway to the front providing ample off road parking and access to the adjoining garage. To the rear is a composite decked seating area with steps leading down to a beautifully tended garden, which is laid to lawn with fruit trees and a feature circular seating area. Spectacular countryside views can be enjoyed from many aspects of the property and garden. A central courtyard area also leads off from the kitchen, giving a sheltered spot to sit on a summers day.

Viewing is highly recommended in order to fully appreciate this lovely home!

The popular Estuary village of Hook lies some five miles south of the County Town of Haverfordwest. The village has amenities including a shop, community centre, junior school, all contributing to its strong community spirit. A wider range of facilities is available in Haverfordwest, such as a mainline train station, hospital, library, swimming pool, cinemas, supermarkets, shops etc.



### DIRECTIONS

Proceed along Freemans Way bypass until reaching the roundabout at Merlins Bridge. Take the first exit and follow this road for approximately two miles until reaching the village of Freystrop and take the next left-hand turning at the crossroads signposted Hook. Follow this road around for around 1 mile and then take the next left hand turning signposted Lower Quay road. Follow the road down and the property will be found on the right-hand side. What3Words:///stub.heartburn.events

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.