

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

View: By appointment with the Agents.
Services: We have not checked or tested any of the Services or Appliances.
Tenure: We are advised: Freehold
Tax: Band: F

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

GGR/QAJ/04/21/TAKEONOK - 07042021 SSG

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate.

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.

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

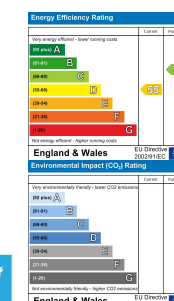
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Meadowcroft 73 Hill Mountain, Houghton, Milford Haven, Pembs, SA73 1NB

- Beautifully Presented Detached House
- Kitchen/Diner
- Master with Ensuite & Dressing Room
- Garage/Studio
- Ample Driveway Parking
- Two Reception Rooms both with Log Burners
- Secondary Kitchen & Utility
- Five Bedrooms
- Front & Rear Gardens
- EPC Rating:TBC



Offers In Excess Of £425,000

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The Agent that goes the Extra Mile



**** VIRTUAL VIEWING AVAILABLE****
Beautifully presented, this detached, Five Bedroom house would make an ideal family home. Located in the sought after area of Hill Mountain, Houghton. Approx 5 miles to local amenities and 6 miles from Milford Haven Marina. The property benefits from double glazing and oil heating, this immaculately presented accommodation briefly comprises; Entrance Porch, Sitting Room, Lounge (both have log burners), Study, Kitchen/Diner with an integrated fridge/freezer. There is also a Secondary Kitchen, Utility Room and a WC on the ground floor. Stairs lead up to Five Bedrooms, (one of which is En-Suite which has a toilet, walk-in shower, twin basins and underfloor heating) and a Family Bathroom.

Externally the property sits within its own grounds and enjoys gardens to the front and side, which are mostly laid to lawn, there is also a patio seating area to enjoy outside dining. Boasting ample driveway parking and a detached garage, which has been dry lined and has heating and electric points, currently being used as a cinema room/gym. There is also a 9ft storage room, with insulated storage space above. There is also two garden sheds for out side storage. Viewing is highly recommended.

Hill Mountain lies approximately five miles from the County Town of Haverfordwest, with its wide range of shops and amenities such as main line train station, hospital, sixth form college, supermarkets, etc. The towns of Milford Haven and Pembroke (via the Cleddau Bridge) are within easy reach. The attractive Cleddau Estuary is accessible close by at Llangwm and Burton.



Entrance porch 4'1" x 5'2" (1.26 x 1.60)	Secondary Kitchen 9'1" x 12'7" (2.77 x 3.85)	Dressing Room 5'6" x 7'2" (1.69 x 2.20)	Bedroom Five 7'11" x 11'6" (2.42 x 3.52)
Sitting Room 14'9" x 13'5" (4.50 x 4.10)	Utility Room 5'6" x 11'0" (1.69 x 3.37)	Family Bathroom 6'0" x 13'8" (1.83 x 4.17)	Garage/Studio 17'10" x 14'1" (5.45 x 4.31)
Kitchen/Diner 17'5" x 14'11" (5.32 x 4.55)	WC 5'11" x 3'6" (1.82 x 1.08)	Bedroom Two 14'8" x 10'5" (4.48 x 3.20)	Garage Storage Room 9'6" x 3'6" (2.91 x 1.09)
Study 12'3" x 7'9" (3.74 x 2.37)	Mater bedroom 18'8" x 11'3" (5.70 x 3.44)	Bedroom Three 6'7" x 10'4" (2.01 x 3.15)	
Lounge 14'0" x 13'2" max (4.29 x 4.02 max)	En-suite Shower Room 9'7" x 6'7" (2.93 x 2.02)	Bedroom Four 10'4" x 14'8" (3.17 x 4.48)	



DIRECTIONS
DIRECTIONS: From Haverfordwest, proceed to the Merlins Bridge roundabout (McDonalds roundabout) and take the Burton Road, continue along through Freystrop past the Troopers Inn crossroads, continue for approximately a mile and a half towards Hill Mountain and the property can be found on your left just after the turning for Ashdale Lane and is denoted by our For Sale board.

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