

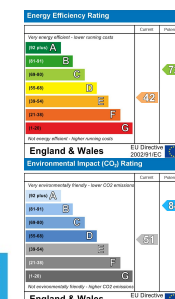


## Chantry Keeston Hill, Haverfordwest, Pembrokeshire, SA62 6EJ

- Detached Family Home
- Garage with Inspection Pit
- Attached 1 bed Annex
- Solar Panels
- Oil Central Heating & Double Glazing
- Four Bedrooms + 1 Bed Annexe
- 0.35 Acre Garden
- Driveway Parking
- Popular Village Location
- EPC Rating: E

**Offers In Excess Of £400,000**

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



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 E  
ADR/AMR/04/21/Take on ok ADR

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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



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

**The Agent that goes the Extra Mile**





This detached 4 bedroom with 1 bed annexe family home with a garage and private rear garden is located in the village of Keeston less than 10 minutes from the county town of Haverfordwest. The property is set in a generous plot with over 1/3 of an acre and has an attached, self-contained 1 bed annex.



Benefitting from oil central heating, double glazing and solar panels, the accommodation briefly comprises; entrance hallway, kitchen/breakfast room with a selection of wall and base units and complimentary work surfaces, utility, shower room, rear-facing lounge with a wood-burning stove and double doors leading out to the deck and garden, dining room and a bedroom on the ground floor. Stairs lead up to a further three bedrooms, two with built-in wardrobes, a family bathroom with roll-top bath, and a storage cupboard on the first-floor landing.

The property further benefits from an attached 1 bedroom Annex with a separate entrance door and parking area, ideal for visiting family members, or to use as a holiday let. The annex comprises; kitchen/living area, bedroom, and en-suite shower room.

Externally there is ample driveway parking, a detached garage with an inspection pit, and a sizeable rear garden. There is a raised decked seating area leading from the lounge and a separate paved patio. The garden is mainly laid to lawn and bordered with a selection of mature shrubs and hedges with a garden shed at the side. The privately owned solar panels are fitted to the garage roof, with annual repayments direct to the owner.

The popular village of Keeston is approximately four miles from the town of Haverfordwest and convenient to the beautiful Pembrokeshire coastline at Newgale, famous for its sandy beach, rugged cliffs, and coastal path, with the harbour village of Solva and the Cathedral City of St Davids beyond.



#### ENTRANCE HALL

6'1 max x 15'1 max (1.85m max x 4.60m max)

#### SHOWER ROOM

2'10 x 9' max (0.86m x 2.74m max)

#### LOUNGE

21' x 15'max (6.40m x 4.57mmax )

#### KITCHEN/BREAKFAST ROOM

15'1 max x 12'1 max (4.60m max x 3.68m max)

#### UTILITY

20'1 x 6' (6.12m x 1.83m)

#### BEDROOM 1

12' x 8' (3.66m x 2.44m)

#### BEDROOM 2

12' x 10' (3.66m x 3.05m)

#### LANDING

#### BATHROOM

10'1 x 8' (3.07m x 2.44m)

#### BEDROOM 3

16' max x 11' (4.88m max x 3.35m)

#### BEDROOM 4

7'11 x 9'10 (2.41m x 3.00m )

#### BEDROOM 5

12'1 max x 11'1 (3.68m max x 3.38m)

#### ANNEX

#### KITCHEN/LIVING AREA

7'1 x 15'1 (2.16m x 4.60m)

#### BEDROOM

6'1 x 11'1 (1.85m x 3.38m)

#### SHOWER ROOM

6'1 x 3'1 (1.85m x 0.94m)

#### GARAGE

14' x 23' (4.27m x 7.01m)



#### DIRECTIONS

From Haverfordwest take the A487 towards Keeston. Continue along this road until you see Keeston Kitchen on the left. Take the slip road for Keeston Kitchen and continue along the lane where the property can be found on the left hand side denoted by our For Sale board.

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