

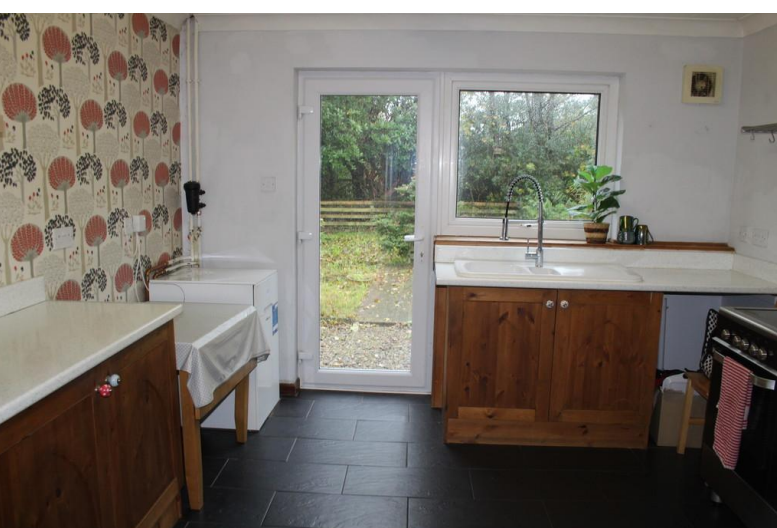


- 3 Bedroom Detached Bungalow
- No Chain
- Off Road Parking
- Sought After Village Location

**Offers In The Region Of £239,950**

EPC Rating 'E'





## The Property

Number 24 Pill Road is a 3 bedroom detached bungalow situated in the popular rural village of Hook. Offering flexible living accommodation the property comprises; hallway, lounge, reception room, kitchen, inner hallway, bathroom and three bedrooms to include a loft conversion. With off road parking to the front, pedestrian access both sides leads to mature garden to rear.

## Location

Hook is a peaceful rural community with local amenities including village shop, sports club, primary school and churches. This sought after location is close to the estuary and offers easy access to the county town of Haverfordwest and surrounding villages.

<https://www.hookvillage.org/>

## Directions

From Merlins Bridge roundabout in Haverfordwest take the exit onto Pembroke Road and continue for approximately 2.2 miles. At Freystrop Cross, turn left onto New Road, continue onto Welsh Hook Road turning left onto Pill Road. The property can be found on the right hand side clearly identified by our For Sale board.

For GPS purposes the postcode of this property is SA62 4LU.

Approached via an area of off road parking to composite front door with glass panels into

**Hallway** Door to

**Bedroom 1 11'9 x 10'11 (max) (3.58m x 3.33m (max))**

Front facing window. Radiator.

**Bedroom 2 11'8 x 11' (max) (3.56m x 3.35m (max))**

Front facing window. Radiator.

**Lounge 15'11 x 10'9 (max) (4.85m x 3.28m (max))**

French doors to rear garden. Multi fuel burner set in feature fireplace with tiled hearth. Radiator.

**Reception Room/Access to Loft Bedroom 11'9 x 10'10 (max) (3.58m x 3.3m (max))**

Side facing window. Radiator. Staircase to first floor bedroom.

**Kitchen 11'3 x 11' (3.43m x 3.35m)**

Door to rear garden. Rear facing window.



Ceramic sink and drainer with stainless steel mixer tap. Base units with work surfaces over. Electric range cooker with stainless steel splashback. Radiator. Tiled floor. Space and plumbing for washing machine. Worcester boiler installed in 2020. Door to

**Inner Hallway** Side facing window. Door to

**Bathroom 7'2 x 7'1 (2.18m x 2.16m)**

Rear facing obscure glazed window. Heated towel rail. Tiled walls and floor. P-shaped bath with mains shower over, wash hand basin and w/c.

**FIRST FLOOR**

**Bedroom 3 19'8 (max) x 13'3 (5.99m (max) x 4.04m)**

Front and rear facing velux windows. Eaves storage. Limited headroom.

**EXTERNALLY**

Off road parking for several vehicles. Mature rear garden with a variety of trees and shrubs. Garden shed.

**Tenure** We are advised the property is Freehold

**Services** Mains electricity, water and drainage. Oil central heating.

**Viewing** Strictly by appointment with Town Coast and Country Estates please.







## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

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## General Information

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.**