



- Extended & Improved Family Home
- Large Rear Garden & Rural Views
- NO CHAIN SALE!
- E.P.C Rating E

**£105,000**







#### **Entrance To**

Is via a gated path leading through the front garden to the front door, or further to the side entrance.

#### **Entrance Hallway**

Entered via front door, fitted carpet, staircase to first floor, night storage heater, radiator, understairs cupboard, double glazed window to side, telephone point.

#### **Lounge**

**13' 7" x 10' 6" (4.14m x 3.2m)**

Fitted carpet, double glazed window to front, TV point, open fireplace.

#### **Breakfast Kitchen**

**18' 9" x 9' 9" (5.72m x 2.97m)**

Range of fitted wall and base units with worktops over, oil fired rayburn for heating water and cooking facilities, electric cooker point, single drainer stainless steel sink, double glazed window to rear overlooking the garden and countryside views beyond, walk-in pantry, door to inner hall, telephone point, door to:

#### **Dining Room**

**9' 8" x 8' 5" (2.95m x 2.57m)**

Fitted carpet, double glazed window to rear, archway into:



### **Living Room**

**13' 1" x 11' 7" (3.99m x 3.53m)**

Fitted carpet, TV point, fireplace with multi fuel stove on tiled hearth and decorative brick surround, door to hall.

### **Inner Hallway**

Double glazed external door to front, laminate flooring, door to:

### **Store Room**

**8' 8" x 4' 2" (2.64m x 1.27m)**

Vinyl flooring, shelving, light, electric points.

### **Rear Hallway**

Laminate flooring, double glazed door to side, door to:

### **Utility Room/W.C**

**7' 7" x 4' 6" (2.31m x 1.37m)**

Base unit with worktop over, single drainer stainless steel sink, double glazed window, plumbing for washing machine, laminate flooring, WC.

### **First Floor Landing**

Double glazed window, night storage heater, airing cupboard.

### **Bedroom 1**

**8' 7" x 8' 6" (2.62m x 2.59m)**

Fitted carpet, double glazed window to rear with countryside views.

### **Bedroom 2**

**11' 5" x 12' 1 max" (3.48m x 3.68m)**

(L Shape). Double glazed window to rear with countryside views, fitted carpet.

### **Bedroom 3**

**11' 5" x 10' 6" (3.48m x 3.2m)**

Fitted carpet, telephone point, double glazed window to front.

### **Family Bathroom**

**8' 6" x 7' 1 max" (2.59m x 2.16m)**

Suite comprising panel bath with Mira electric shower over, WC, wash hand basin, double glazed window, fitted carpet, tiled walls.

### **Externally**

To the rear is a large garden area with raised decked area, patio, lawned garden with fruit trees, GARDEN SHED with electric connected, log store, WORK SHED with electric connected. To the front is a paved garden area and gate giving access to the fore. To the rear you have far reaching rural views.

### **Broadband**

Please note that Superfast BT Infinity broadband is available within this street as confirmed by [www.productsandservices.bt.com/products/broadband-packages](http://www.productsandservices.bt.com/products/broadband-packages)

### **Agents Information**

Please note that there is a Local Restrictive Covenant on this property. Contact Evans Roach on 01437 762516 for further details.





**Tenure** - Freehold

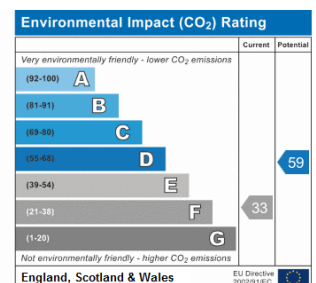
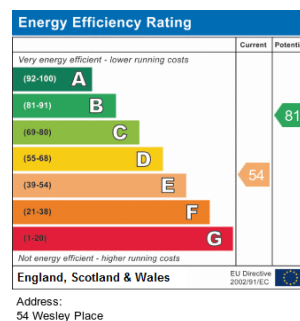
**Council Tax Band** - B - £956.40 Per Annum

**Services** - We are advised that mains services are connected.

**Viewing Arrangements** - Strictly by appointment only

### Directions

From Fishguard take the A40 towards Haverfordwest, go through Scleddau and as you go along the road and up the hill take the turning to the left. Continue to the end of the road and take the left at the T junction. Continue along this road and turn right at the signpost to Trecwn. Wesley place will be on the left hand side, drive into the estate and up to the end, turn left and 54 will be seen on your right as identified by our Evans Roach For Sale board.



**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.

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