



- Modern & Beautifully Presented Home
- Off Road Parking & Garden
- Popular Village Location
- E.P.C Rating T.B.C

Est. 1890
evans
roach
01437 762516

£124,500





Description

Built in 2012 as part of the Phase 1 of Pond Bridge Johnston, a popular new development centrally located between the county town of Haverfordwest and Milford Haven, this stunning end of terrace property has been improved even further by the present owner. In immaculate condition, inside & out, the property will attract a wide audience of buyers ranging from first time purchasers to investors. With 2 bedrooms, a good sized lounge/dining room, 2 toilets and a south facing garden area, this will undoubtedly sell quickly. Call Evans Roach on 01437 762516 for further details

Entrance To

Entrance to the property is via a driveway to the front of the building, leading to the main front door, or side access to the rear garden.

Entrance Hallway

13' 5" x 6' 2" (4.09m x 1.88m)

UPVC double glazed door to fore, double glazed window to fore, laminate floor, radiator, under stairs storage, telephone point.

Breakfast Kitchen

9' 4" x 7' 7" (2.84m x 2.31m)

Double glazed window to fore, a range of wall and base units with complementary work surface, 1 1/2 bowl stainless steel sink with mixer tap, plumbing for a washing machine/dishwasher, integrated oven and 4 ring gas hob with extractor hood, integrated fridge freezer, breakfast bar, radiator, part tiled walls.

W.C

6' 1" x 3' 6" (1.85m x 1.07m)

Low level W.C, wash hand basin, extractor fan, radiator.

Lounge Diner

13' 7" x 11' 7" (4.14m x 3.53m)

Double glazed patio doors to rear, T.V & telephone points, radiator.

First Floor

Loft hatch, airing cupboard.

Bedroom 1

11' 3" x 8' 9" (3.43m x 2.67m)

Double glazed window to rear, radiator, T.V point, built in wardrobes.

Bedroom 2

13' 7" x 7' 8" (4.14m x 2.34m)

Double glazed window to fore x 2, radiator, T.V point, built in cupboard.

Family Bathroom

7' 6" x 6' 5" (2.29m x 1.96m)

Obscure double glazed window to fore, low level W.C, wash hand basin, bath with shower attachment, tiled walls, radiator, extractor fan.

Externally

To the front of the property is a path leading to the front door, off road parking and gated side access to the larger rear garden. The rear garden has a storage area, a lovely patio entertainment area, steps to a lawned garden and further to an area of decorative slate chippings. The garden is all enclosed and south facing, ideal for families with children or pets.

Broadband

Please note that Superfast BT Infinity broadband is available within this street as confirmed by

<https://www.products.bt.com/broadband/availability/>





Tenure - Freehold

Council Tax Band - B - £

Services - We are advised that mains services are connected

Viewing Arrangements - Strictly by appointment only

Directions

From Haverfordwest head towards Johnston. Upon entering Johnston continue through the village passing the service station on your left hand side. Upon reaching the mini roundabout take the first exit into Moors Road & continue until seeing our property on the right hand side, as identified by our Evans Roach For Sale Board.

E.P.C Rating T.B.C

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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17 Victoria Place
Haverfordwest
Pembrokeshire
SA61 2JX

www.evansroach.com
info@evansroach.com
01437 762516

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