



- Detached 3 Bedroom Bungalow
- Integral Garage and Off Road Parking
- Updated Throughout by Current Owners
- Rewired and Central Heating Fitted 2016

Offers Over £239,950

EPC Rating 'F'





The Property

No.16 Castle Close is a detached 3 bedroom bungalow which has been updated and redecorated throughout by the current owners to include the installation of a new kitchen and bathroom as well as rewired and new central heating fitted in Spring of 2016. The property has a substantial 'L' shaped lounge/dining room with multi fuel stove and a good sized kitchen as well as 3 double bedrooms.

To the front of the property is a tarmacked drive providing ample parking space for a number of vehicles and garage.

To the rear of the bungalow is a walled garden with vegetable patch, fruit trees and lawned area which provides a good recreational area for all family members.

Roch is a very popular village with good access to Newgale which is blue flag beach and the county town of Haverfordwest is 6.7 miles away.

Location

Castle Close is located in the popular coastal village of Roch which has good road links to the stunning Pembrokeshire coastline including the beaches at Broad Haven and Newgale, the picturesque harbour village of Solva and the county town of Haverfordwest. Local amenities include a village shop, post office, public house, church and primary school.

Directions

From Haverfordwest take the A487 towards St Davids until you reach the village of Roch. Turn right at the crossroads into Church Road, continuing along this road taking the second left hand turn signposted Castle Close. The property is at the end of cul de sac clearly identified by

our For Sale board. For GPS purpose the postcode for this property is SA62 6AG.

The property is approached across the tarmacked parking drive which leads to the:

Front Porch 5'6 x 4'9 (1.68m x 1.45m)

Entered via part glazed front door with side panel. Tiled floor. Door to integral garage and glazed door to

Entrance Hall 19'7 x 5'2 (5.97m x 1.57m)

Double glazed window to side. Loft access. Telephone point. Radiator. Laminate flooring. Door to

Bedroom 1 11'5 x 10'10 (3.48m x 3.3m)

Double glazed window to rear. Radiator. Two double electric sockets with USB points.

Bedroom 2 11'11 x 9'4 (3.63m x 2.84m)

Double glazed French doors opening to rear garden with views of Roch castle. Radiator.

Bedroom 3 11'11 x 10'11 (3.63m x 3.33m)

Double glazed window to side. Radiator.

Bathroom 7'10 x 5'7 (2.39m x 1.7m)

Obscure double glazed window to side. White bathroom suite comprising low level w/c, pedestal wash hand basin, bath with wall mounted shower over and shower screen. Part tiled walls. Tiled Floor. Chrome heated towel rail.

Lounge/Dining Room 24'7 x 21'1 (7.49m x 6.43m)

'L' shaped. Two double glazed windows to front and double glazed window to side allowing lots of natural light into the room. Feature fire fireplace with multi fuel stove on a slate hearth. Fitted book shelf and storage cupboard. Double radiator. Wood effect flooring.

Kitchen 18'3 x 10'8 (5.56m x 3.25m)

Double glazed window to side. Good range of wall and base kitchen units with work surface over. 1 and half bowl sink and drainer with mixer tap. Space and plumbing for washing machine. Door to 'larder storage'. Housing and storage for American style fridge/freezer. Tiled floor. Part tiled walls. Doors to dining room and

Rear Porch 6'1 x 4'8 (1.85m x 1.42m)

Double glazed window to side. Part glazed door to rear garden. Tiled floor.

Integral Garage 19'1 x 9'7 (5.82m x 2.92m)

Up and over door. Double glazed window to side. Lighting and power supply. Wall mounted combination boiler. Radiator. Shelved storage. To the rear of the garage the current owners have washing area and drainage used for wet suits.

Externally

To the front of the property is a tarmac driveway with parking large enough to accommodate a number of vehicles, boat or touring caravan etc. A gated side entrance leads to the rear walled garden which provides a number of fruit trees to include apple and fig and vegetable patch. A lawned area provides a delightful recreational area

suitable for all members of the family. A wooden garden shed and log store as well as kayak storage will be remaining.

Tenure

We are advised that the property is Freehold.

Services

LPG gas central heating, mains electricity, water and drainage.

Viewings

Strictly by appointment through Town Coast and Country Estates please.



Ground Floor



Tenure

Freehold

Council Tax Band

E

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.