



VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'TBC'

We would respectfully ask you to call our office before you view this property internally or externally

RS/RS/10/OKAY.

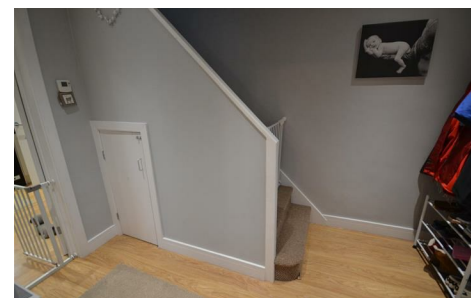
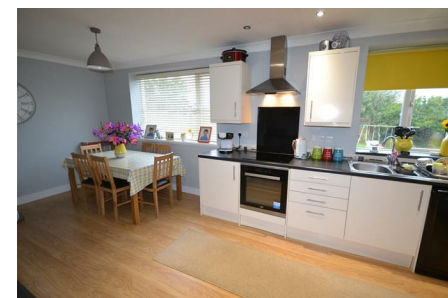
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

TELEPHONE: 01437 762626

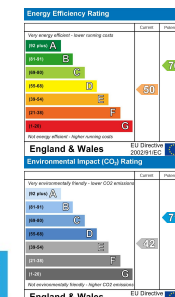


47 The Close, Johnston, Haverfordwest, Dyfed, SA62 3QQ

- Semi Detached House
- Corner Plot
- Utility
- Off Road Parking
- UPVC DG & GCH
- Three Bedrooms
- Kitchen/Diner
- Bathroom & Shower Room
- Sizable Garden
- EPC Rating E

Offers In Excess Of £140,000

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The Agent that goes the Extra Mile



Three Bedroom Semi Det House with off-road parking and a sizeable garden. Finished throughout to a high standard this lovely property comprises; hallway, lounge, kitchen/diner with a range of contemporary fitted base and wall units with complementary worktops and spacious dining area, utility room and shower room with rear access to the garden and access to the front driveway. On the first floor, there are three bedrooms and a family bathroom. The property benefits from UPVC double glazing and gas central heating. Externally to the front of the house is a driveway with off-road parking, side access leading to the rear sizeable garden which is laid to lawn. Early viewing is highly recommended to appreciate this lovely property and what it has to offer.

The village of Johnston is located some 3 miles south of the County Town of Haverfordwest, on the way to Milford Haven, Neyland Marina and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire. The stunning Pembrokeshire coastline is within easy reach, with beautiful sandy beaches at Marloes Sands, Broad Haven, Freshwater East and a hosts of others.

Haverfordwest has a wide range of amenities including Main Line Train Station, Hospital, Leisure Centre and Swimming Pool, Cinemas, Primary and Secondary Schools, Sixth Form College, Supermarkets, Retail Parks etc., whilst Johnston itself has a Primary School, train station, shops, doctor's surgery etc.

HALLWAY

LOUBGE

13'11 x 10'6 (4.24m x 3.20m)

KITCHEN/DINER

10' x 20' (3.05m x 6.10m)

UTILITY ROOM

7'7 x 10' max (2.31m x 3.05m max)

SHOWER ROOM

FIRST FLOOR

BEDROOM

14'3 x 9'1 (4.34m x 2.77m)

BATHROOM

5'5 x 6'4 (1.65m x 1.93m)

BEDROOM

11' x 10'1 (3.35m x 3.07m)

BEDROOM

6'10 x 9'8 (2.08m x 2.95m)



DIRECTIONS

From our Haverfordwest Office, continue on High Street, through Dew Street, and at the traffic lights, continue on straight. Continue on straight again at the second traffic lights, then at the roundabout take the third exit onto Merlin's Hill. At the roundabout, take the third exit onto Dredgeman's Hill and continue for approximately 2.8 miles. Turn left onto Langford Road and take the first left into The Close, then the first left again, following the bed around into the corner and the property will be shortly on your left, denoted by our For Sale board.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.