



Floorplans are not to scale and should not be relied upon for measurements etc. Plan produced using PlanUp.

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 'D'

CORONAVIRUS COVID 19: Please note that due to the restrictions at the time of listing, the property details have been prepared on the basis of information and pictures provided by the vendors or a third party. Please request updated information once restrictions have been lifted, prior to viewing

RS/RJD/05/20/OK/ESR

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

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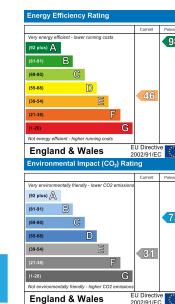


28 Brickhurst Park, Johnston, Haverfordwest, Pembrokeshire, SA62 3PA

- Detached Bungalow
- Four Bedrooms
- Front And Rear Gardens
- Potential For Development
- No Onward Chain
- 3 miles to Haverfordwest
- Detached Double Garage
- Driveway for 5 cars
- Excellent Family Home
- EPC Rating: E

Offers In Excess Of £235,000

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****Virtual Viewing Available** DRAFT**

28 Brickhurst Park is a lovely detached bungalow conveniently located in the village of Johnston, with easy access to both Milford Haven and the county town of Haverfordwest. The layout of the property briefly comprises: front and side porches, an open plan lounge and dining room, kitchen, four bedrooms and a wet room which has been adapted for disabled use. Externally the property sits on a plot measuring approximately 0.2 acres with lawned gardens to the front and rear. This generous plot provides the potential for outbuildings, further parking or even an extension to the property, subject to any necessary planning consent. There is currently a driveway providing off road parking and a detached double garage providing handy work/storage space, or allows the opportunity for a hobby room or home office. The property benefits from no onward chain and would benefit from some modernisation, but hold the potential to be a versatile family home.

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 host of others.

ENTRANCE LOBBY	BEDROOM	BEDROOM
	11'11" x 10'11" max (l-shaped) (3.64m x 3.34m max (l-shaped))	8'10" x 9'8" (2.70m x 2.95m)
LOUNGE	BEDROOM	SHOWER ROOM
20'2" x 15'3" (6.15m x 4.66m)	12'3" x 10'11" (3.74m x 3.33m)	8'8" x 7'7" (2.65m x 2.32m)
DINING ROOM	BEDROOM	COVID-19
8'11" x 15'3" (2.73m x 4.66m)	12'3" x 8'7" (3.74m x 2.62m)	
KITCHEN		
14'4" x 8'10" (4.38m x 2.70m)		



DIRECTIONS
From the Merlins Bridge roundabout in Haverfordwest take the turning towards Milford Haven/Pembroke Dock. Travel along Dredgemans Hill until you enter Johnston on the St Peters Road, take the right turn just before the Vine Pub onto Brickhurst Park, the property will be found on the right-hand side denoted by our West wales for sale board.

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