



- 3 Bedroom Detached House
- Garages & Off Road Parking
- Peaceful Rural Location
- Enclosed Patio Garden

**Offers In Region Of £269,000**

EPC Rating 'D'





## Property

15 New Wells Road is a 3 bedroom detached house with garages, enclosed patio garden and off road parking for several vehicles in a peaceful, rural location with open countryside views. The property has a mixture of both contemporary and classic styles offering the convenience of modern living whilst retaining character features. The accommodation comprises briefly; Entrance Porch, Living Room, Dining Room, Kitchen, Utility Room, and Cloakroom to the ground floor and a split level landing on the first floor with 3 Bedrooms and Bathroom.

## Location

Houghton is a peaceful rural community close to the Estuary Villages of Llangwm and Burton and within easy distance of the marina town of Milford Haven and the county town of Haverfordwest.

## Directions

From Haverfordwest take the road towards Burton, passing through Freystrop Cross and Sardis. In Hill Mountain turn left onto New Wells Road and Number 15 is on the right hand side.

Access is via a gravelled area of off road parking leading to two garages (one being detached) and a partially glazed entrance door and step up into

**Porch** Window to front and rear. Tiled Floor. Partially glazed door to

**Living Room 24'9 (max) x 12' (max) (7.56m (max) x 3.66m (max))**

Window to side. Exposed beams. Exposed brick wall with raised slate hearth housing log burner. Open brick fireplace. Radiators. Archways and steps down to

**Dining Room 26'10 x 8'11 (8.2m x 2.73m)**

Window to side. Turning stairs to first floor. Under stairs storage. Parquet floor. Radiator. Step down to

**Kitchen/Breakfast Room 21' x 12'8 (6.42m x 3.87m)**

Window to front and rear and partially glazed door to external enclosed patio area. Tiled floor. Range of wall and base units with work surface over. Belling range cooker with gas hob and extractor over. Partially tiled walls. Belfast sink with mixer tap. Down lights. Partially glazed door to

**Utility Room 7'10 x 6'7 (2.39m x 2.03m)**

Window to rear. Tiled floor. Base units with work surface over. Space and plumbing for washing machine and tumble dryer. Stainless steel sink and drainer. Partially obscure glazed door to

**Cloakroom 5'4 x 3'3 (1.64m x 1m)**

Tiled floor. Wash hand basin with mixer tap and W/C. Storage unit. Loft access. Radiator.

**Split Level Landing** Window to side. Radiator. Partially obscure glazed door to

**Bathroom 8'11 x 8'2 (2.72m x 2.49m)**

Obscure glazed window to side. Partially tiled walls. Suite comprising bath, wash hand basin and W/C. Double shower cubicle. Towel radiator.

**Bedroom 3 11'8 x 9' (3.56m x 2.76m)**

Window to side. Radiator.

**Bedroom 1 17'1 x 13'10 (5.21m x 4.22m)**

Steps up from landing. Window to side. Loft access. Radiator.

**Bedroom 2 13'10 x 9'9 (4.23m x 2.98m)**

Steps up from landing. Window to side. Radiator.

**Externally** The property is approached via a gravelled area of off road parking for several vehicles leading to both an attached garage and detached garage. A path leads around the house to an enclosed patio garden.

**Tenure**

We are advised the property is Freehold

**Services**

Mains electricity, water & drainage. Oil fired central heating.

**Viewing**

Strictly by appointment with Town. Coast & Country Estates.





## Tenure

Freehold

## Council Tax Band

D

## 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.

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