



53 St. Brides View, Haverfordwest, SA62 6AZ

Offers Over £185,000

- *Modernised & Improved Home*
- *Located in the Popular Village of Roch*
- *A Spacious Family Home*
- *E.P.C Rating D*
- *Off Road Parking & Gardens*
- *Rural Views to Rear*
- *Close to the Coast*

Description

Located in ever popular village of Roch, close to the stunning beach at Newgale, and of course the world famous Pembrokeshire coastal path, this very well presented and maintained 3 - 4 bedroom semi detached house is a fantastic purchase as it would cater for all but the largest of families, as well as being a perfect retirement property. The present owners have been extremely happy here and that shows in the presentation and care they have given the property. Recently improved to include a new oil boiler (installed in 2020) it is hard to fault the interior, and outside the property has off road parking and front and rear gardens, with a picturesque rural view to the rear aspect. Sure to attract attention quickly, call J.J Morris for viewing arrangements.

Entrance Porch 5'2 x 4'9 (1.57m x 1.45m)

Double glazed door to -

Entrance Hallway

Store cupboard

Lounge Diner 22'1 x 11'8 (6.73m x 3.56m)

Double glazed door to fore, double glazed french doors to rear, radiator x 2, T.V & telephone points, electric fire with decorative surround.

Breakfast Kitchen 12'9 x 11'1 (3.89m x 3.38m)

Double glazed window to rear, double glazed dor to side, pantry storage, a range of wall and base units with complementary work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, heated towel rail, eye-level Indesit oven and grill, Belling 4 ring electric hob with extractor hood over, part tiled walls.

Utility Room 9'8 x 6'2 (2.95m x 1.88m)

Double glazed window to side, plumbing for washing machine, Floor mounted oil boiler installed during 2020.

Family Room/Study 9'9 x 8'1 (2.97m x 2.46m)

Double glazed window to fore, T.V point.

First Floor Landing

Loft hatch, airing cupboard.

W.C

Obscure double glazed window to rear, low-level W.C, radiator, tiled walls.

Bedroom 1 11'7 x 10'9 (3.53m x 3.28m)

Double glazed window to fore.

Bedroom 2 9'3 x 8'2 (2.82m x 2.49m)

Double glazed window to rear, radiator rural views.

Bedroom 3 11'8 x 9'2 (3.56m x 2.79m)

Double glazed window to fore, radiator.

Family Bathroom 7'7 x 6'1 (2.31m x 1.85m)

Obscure double glazed window to rear, tiled walls, tiled floor, wash hand basin, heated towel rail, bath with shower over.

Externally

To the front of the property is a lawned area and drive for 2 vehicles, with side access to a much larger rear garden which has a patio entertainment area, lawned area, store shed x 2, mature shrubbery, far-reaching rural views and a glasshouse.

Services

We are advised that all mains services are connected with oil central heating.

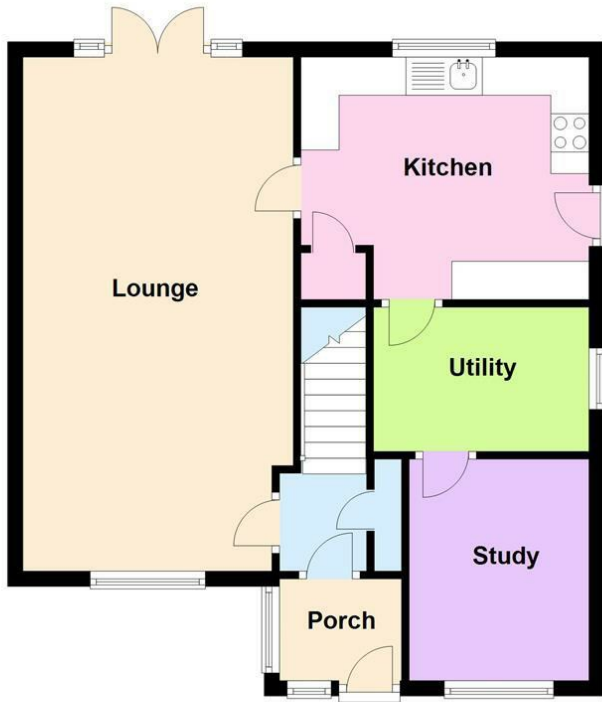
Broadband

Superfast Fibre Broadband is available to the area as confirmed by www.bt.com/broadband/availability/

Floor Plan



Ground Floor



First Floor



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Roch, SA62 6AZ**

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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