

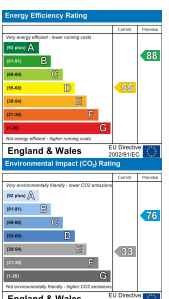


**11 The Close, Johnston, Haverfordwest, Pembrokeshire, SA62 3QQ**

- **\* NO CHAIN \***
- **Three Bedrooms**
- **Conservatory**
- **Driveway Parking and Garden**
- **Electric Heating and Double Glazing**
- **Immaculately Presented**
- **Two Reception Rooms**
- **Modern Kitchen**
- **Ideal FTB/Investment**
- **EPC Rating: D**

**Offers In Excess Of £130,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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 B

AGENTS VIEWING NOTE: We would respectfully ask you to call our office before you view this property internally or externally.

HAL/EG/14/10/20/OK

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.

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**The Agent that goes the Extra Mile**





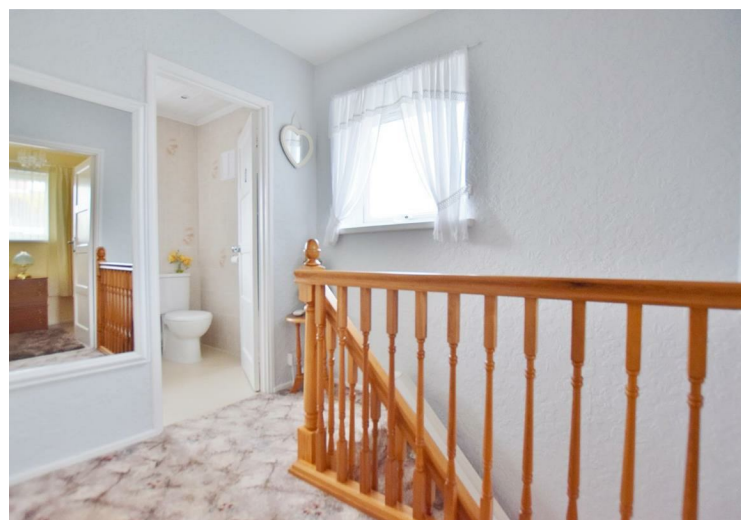
**\*\* VIRTUAL TOUR AVAILABLE \*\*** Immaculately presented, this delightful, three bedroom, semi detached property, is situated in the popular village of Johnston, ideally located in between the two popular towns of Haverfordwest and Milford Haven.

Benefitting from electric heating and double glazing, the well presented accommodation briefly comprises; hallway, lounge with feature fireplace, modern, fitted kitchen with a selection of contemporary wall and base units and complimentary work surfaces, dining room with feature fireplace, conservatory over looking an attractive garden, utility area with plumbing for appliances and WC on the ground floor. Stairs lead up to three bedrooms and a modern shower room.

Externally the property benefits from driveway parking for two vehicles, with a paved front garden bordered with a selection of plants and shrubs. Side access leads you through the utility area to the rear of the property. The garden offers a paved patio seating area and decked seating area, enjoying the wonderful plants, shrubs and trees which give the garden an abundance of colour. To the rear of the garden is a wooden storage shed.

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**  
6'6" x 10'2" (2 x 3.1)

**Conservatory**  
8'2" x 11'5" (2.5 x 3.5)

**Bathroom**  
5'6" x 6'2" (1.7 x 1.9)

**Lounge**  
10'5" x 13'9" (3.2 x 4.2)

**Utility Area**  
10'5" x 7'10" max (3.2 x 2.4 max)

**Bedroom**  
14'1" x 9'10" max (4.3 x 3 max )

**Kitchen**  
10'2" x 8'2" (3.1 x 2.5)

**WC**

**Bedroom**  
9'6" x 7'2" (2.9 x 2.2)

**Dining Room**  
12'1" x 9'10" (3.7 x 3)

**Bedroom**  
14'1" x 8'10" (4.3 x 2.7)



**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. Take the left turning and the property will be found ahead on the left hand side, denoted by a for sale sign.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.