



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

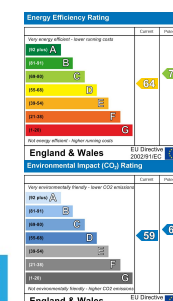


### The Brambles Pill Road, Hook, Pembrokeshire, SA62 4LU

- Detached Property
- Two Reception Rooms
- Detached Garage
- Attractive Garden
- Estuary Walks Nearby
- Three Bedrooms
- Utility Room and Conservatory
- Ample Driveway Parking
- Sought After Village Location
- EPC Rating: D

Offers In Excess Of £250,000

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 'E'

HAL/EG/22/10/20/DRAFT/These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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 \*\*** An attractive, detached, three bedroom property located in the sought after estuary village of Hook. Benefitting from ample off road parking, a detached garage, and well maintained rear garden, this well presented accommodation would make a wonderful home.

Benefitting from oil central heating and double glazing, the accommodation briefly comprises; hallway, WC, kitchen/breakfast room with a selection of wall and base units and complimentary work surfaces, utility room with plumbing for appliances, cosy lounge with brick and stone fireplace with log burner, and double doors stepping out onto the decked veranda overlooking the garden, dining room and conservatory on the ground floor. Stairs lead up to three bedrooms and a family bathroom with corner bath and separate shower cubicle.

A private driveway provides access to the property with off-road parking for approximately four cars to the front, to the side is a detached garage, with rear access via a gate to the garden. The rear garden is private and enclosed and mostly laid to lawn with mature flower/shrub borders, raised decked veranda, an ornate rockery and a paved pathway surrounding the property.

The popular estuary village of Hook is situated some 5 miles from the town of Haverfordwest, with all its amenities such as hospital, main line train station, library, swimming pool, supermarkets, shops etc. Hook itself has a junior school, public house, sports club, shop/post office and is very popular with walkers and bird lovers who enjoy the attractive Cleddau estuary scenery.



**Entrance Hall**

**WC**

**Kitchen**

13'1" x 11'1" (3.98m x 3.37m)

**Utility Room**

6'4" x 7'7" (1.93m x 2.31m)

**Lounge**

13'1" x 17'11" (4.00m x 5.46m)

**Dining Room**

9'10" x 10'11" (2.99m x 3.32m)

**Conservatory**

**Landing**

**Bedroom**

11'5" x 14'4" (3.501 x 4.39m)

**Bedroom**

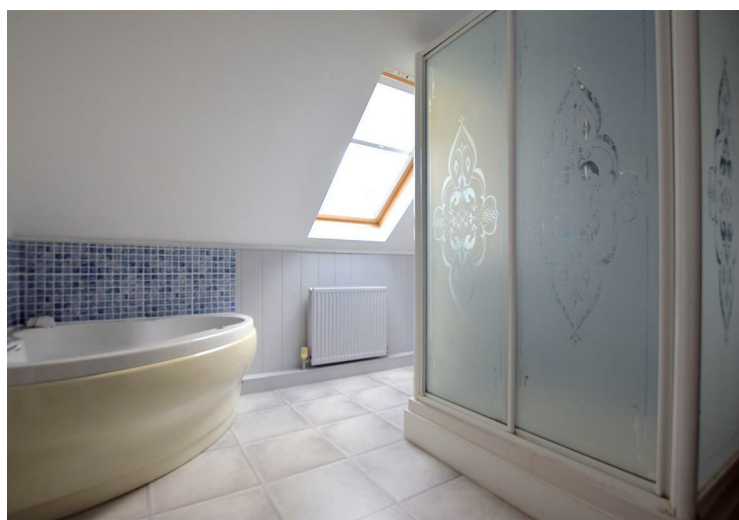
11'3" x 11'10" (3.43m x 3.63m)

**Bedroom**

9'0" x 10'11" (2.74m x 3.32m)

**Bathroom**

**Garage**



**DIRECTIONS**

From our office in Haverfordwest up the High Street and over the top of the hill heading down to the McDonalds roundabout. Take the 2nd exit signposted Hook/Llangwm/Burton. Continue on this road for 3 miles into Freystrop. Take the first left at the crossroads signposted for Hook, follow road through village, turning left onto Pill Road and you will find the property immediately on your right hand side.

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