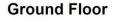




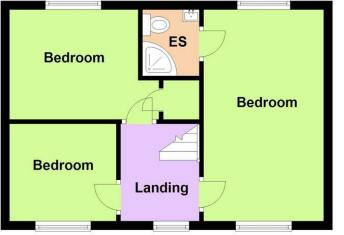




# 01437 762626 www.westwalesproperties.co.uk







**First Floor** 

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances Tenure: We are advised Freehold Tax: Band B

Please note that there is important information relating to the property that we need to discuss with you prior to your viewing this property. Please ask our staff for further details.

#### LG/LG/06/18/OK/LG

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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## 35 Barham Road, Trecwn, Haverfordwest, Pembrokeshire, SA62 5XX

- Semi-Detached Property
- Modern Accommodation
- Bathroom & Shower Room
- Lounge & Dining Room
- Oil Heating, Double Glazing

# Offers In Excess Of £115,000

• Rural Views • Three Bedrooms • Kitchen & Utility Room • Garden With Decking • EPC Rating: E f COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London 12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

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extended and modernised and benefits from oil central heating and uPVC double glazing. The front door opens into the hallway, with tiled flooring and stairs to the first floor. The modern bathroom has a bath, wash hand basin and WC. A door leads into the kitchen, with a range of units, built-in electric induction hob and oven. The lounge overlooks the garden and has a doors to the utility room and dining room. The first floor has three bedrooms, the master bedroom has recently been fitted with wardrobes and an en-suite shower room. Externally there is a lawned garden to the front, and the rear garden has a large decked area on two levels to sit and enjoy the views, a lawn and garden shed for storage.

Trecwn is small village, 4.5 miles from Fishguard and just under 4 miles from Letterston. Fishguard is a market town on the North Pembrokeshire coastline, and has a range of shops, schools, leisure centre, railway station and ferry port to Southern Ireland. Letterston is a popular rural village, with a junior school, filling station, fish and chip restaurant, public houses, shops, hair dresser.

#### Hallway

**Dining Room** 11'0 x 15'11 (3.35m x 4.85m)

Lounge 11'6 x 15'10 (3.51m x 4.83m)

**Utility Room** 5'1 x 11'9 (1.55m x 3.58m)

Kitchen 9'6 x 12'6 (2.90m x 3.81m)

Bathroom 5'11 x 5'11 (1.80m x 1.80m)

### **First Floor**

Master Bedroom 9'0 x 15'9 max (2.74m x 4.80m max)

**En-Suite Shower Room** 4'3 x 4'11 (1.30m x 1.50m)

**Bedroom Two** 8'1 xx 8'2 (2.46m xx 2.49m)

**Bedroom Three** 8'3 x 11'1 max (2.51m x 3.38m max)



Page 2

This semi-detached house is set in a rural location and has lovey rural and countryside views to the rear. The accommodation has been

### DIRECTIONS

From Fishguard take the A40 towards Haverfordwest, pass through the village of Scleddau, continue and then turning left where signposted to Trecwn and the Gwaun Valley. Take the next turning on the right, and follow the road down into Trecwn. Turn left into Barham Road (marked as a Private Road) and continue for about a mile. The property is the last one on the right hand side as indicated by our for sale board.

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