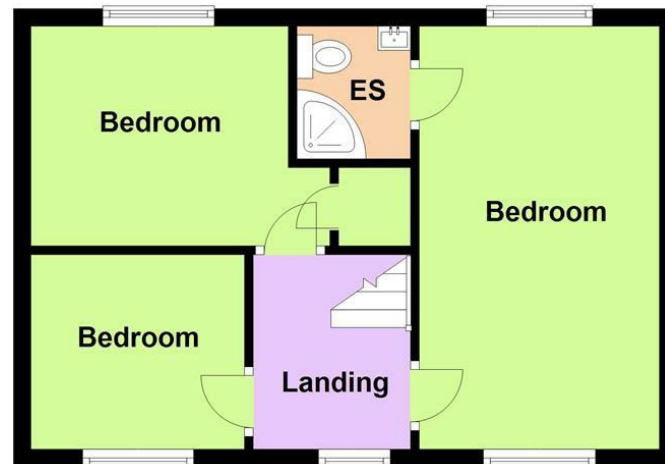


Ground Floor

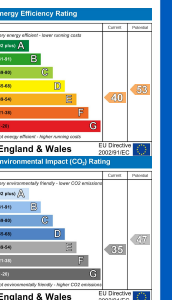


First Floor



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

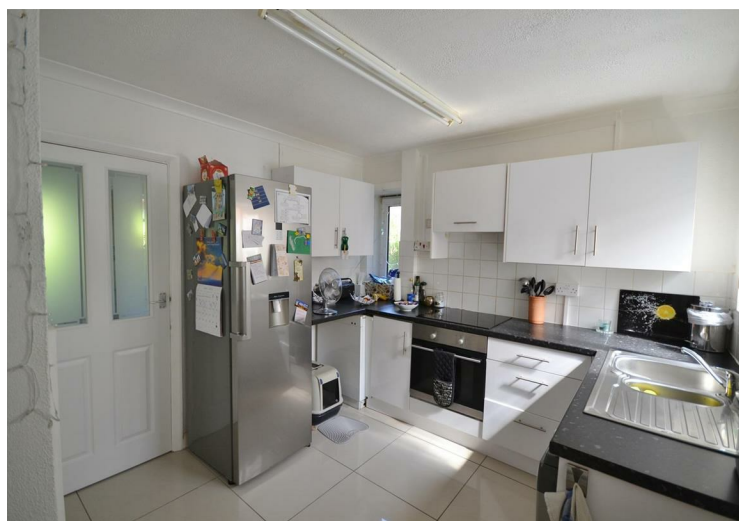
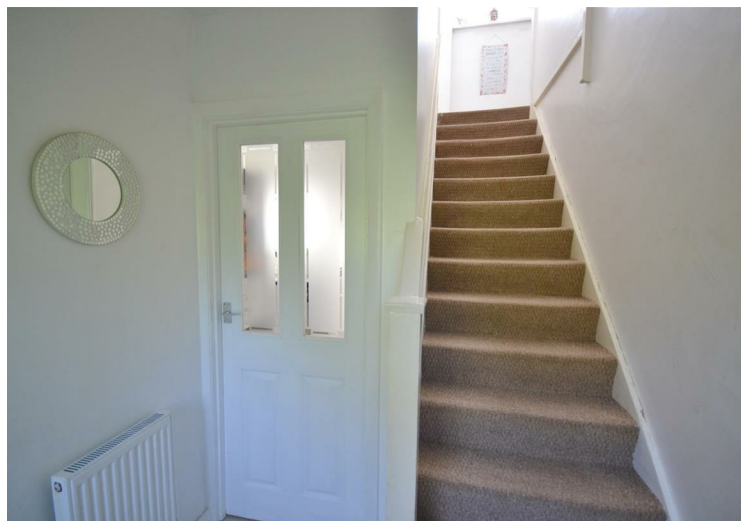
- Semi-Detached Property
- Modern Accommodation
- Bathroom & Shower Room
- Lounge & Dining Room
- Oil Heating, Double Glazing
- Rural Views
- Three Bedrooms
- Kitchen & Utility Room
- Garden With Decking
- EPC Rating: E



Offers In Excess Of £115,000

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





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

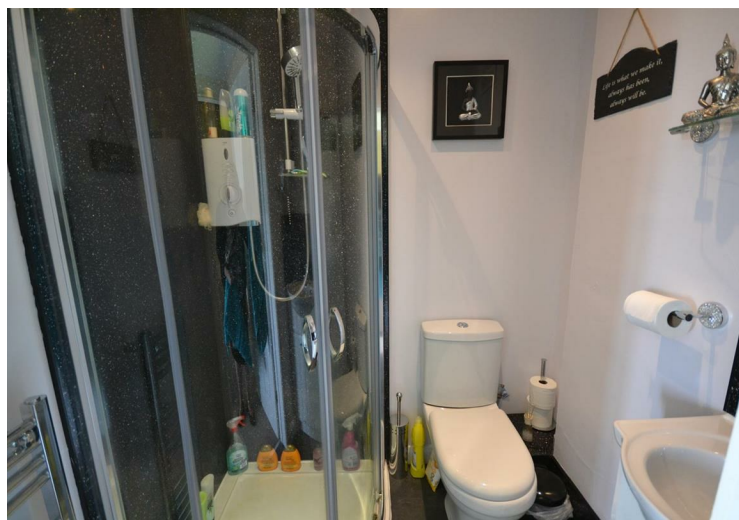
First Floor

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)



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.