



Stone Croft Portfield Gate, Haverfordwest SA62 3LS

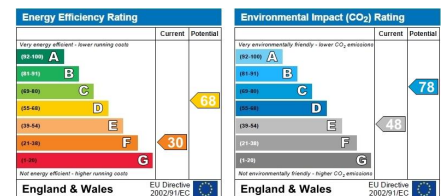
Offers in the region of £310,000

MOTIVATED SELLER
NO CHAIN

4 Bedroom Detached House
Lounge, Kitchen/Diner, Utility
Front and Rear Gardens

Views to Rear

Off Road Parking For Approximately 6 Cars



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AW/DT/64714/100619

DESCRIPTION

NO CHAIN

An opportunity to purchase a 3/4 Bedroom house with Off Road Parking to front and rear with a Garage which could be suitable (subject to relevant planning permissions) to convert to an annexe. This property is located at Portfield Gate which is just a short drive to Haverfordwest and Broad Haven which boasts some of the beautiful Pembrokeshire walks and coastline. An ideal family home or even suitable for retirement this property has stunning views to rear from the garden and the property itself.

PORCH

Double glazed windows to front and side aspect,

ENTRANCE HALL

16'10 x 6'10 (5.13m x 2.08m)
Radiator, vinyl flooring, wooden staircase to first floor.

LOUNGE

20'11 x 11'10 (6.38m x 3.61m)
Double glazed windows to front and side aspect, radiator, electric fire, 2 radiators.

KITCHEN / DINER

21'04 x 8'09 (6.50m x 2.67m)
Double glazed windows to rear aspect, double glazed patio doors to side aspect, a range of base and wall units, 1½ bowl sink, LPG gas hob, electric oven, extractor fan, vinyl flooring.

BEDROOM 1

11'10 x 9'11 (3.61m x 3.02m)
Double glazed window to front aspect, radiator, vinyl flooring, built- in wardrobes.

SHOWER ROOM

7'08 x 6'10 (2.34m x 2.08m)
Obscured double glazed window to side aspect, low level WC, wash hand basin, shower cubicle, tiled floor.

UTILITY AREA/REAR

HALLWAY

17'03 x 5'01 (5.26m x 1.55m)

Double glazed windows to rear and side aspects, plumbing for washing machine, tiled floor, door to rear garden, door to side garden/patio area and bin store.

CLOAKROOM

4'03 x 2'09 (1.30m x 0.84m)
Low level WC, no natural light.

LANDING

9'06 x 9'02 (2.90m x 2.79m)
Skylight to front aspect, radiator, airing cupboard, storage cupboard in eaves.

BEDROOM 2

12'09 x 10'09 (3.89m x 3.28m)
Double glazed window to front and side aspects, radiator, wash hand basin, 2 storage cupboards, open wardrobe/ hanging storage area, vinyl flooring.

BEDROOM 3

11'11 x 10'10 (3.63m x 3.30m)
Double glazed window to front and side aspects, radiator, wash hand basin, storage cupboard, built- in wardrobe, vinyl flooring.

BEDROOM 4

9'09 x 6'0 (2.97m x 1.83m)
Double glazed window to rear aspect, radiator, storage cupboard, vinyl flooring.

SHOWER ROOM

5'11 x 5'11 (1.80m x 1.80m)
Obscured double glazed window to rear aspect, low level WC, wash hand basin, shower cubicle with electric shower,

EXTERNALLY

To Fore: Off road parking for 2 cars on block paved driveway. Block paved pathway leading to the house and around to the side entrances. Lawned garden with planted areas. To Side: Patio area with undercover bin store. To Rear: Mainly laid to lawn, some pretty planted and well maintained shrub areas, gravel areas and block paving pathways. Flo Gas tank is located in the rear garden. An

undercover seating area which could be accessed via the front entrance if the potential buyer wanted to create more off road parking. 4 Outdoor power sockets, two to front and two to rear and outside tap. **GARAGE** and off road parking to the rear with access to the enclosed rear garden. The garage according to the current vendors once had planning consents to convert to an annexe.

SERVICES

We are advised that mains water, electric and drainage are connected to this property.

PLEASE NOTE

Please note that some of our photographs have been taken with a wide angle lens. If you have any questions regarding this, please do not hesitate to contact our office.

VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail haverfordwest@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Haverfordwest office proceed up to High Street and turn right at the traffic lights signposted for Broad Haven, keep to the left hand land proceed passing Tesco's and continue Portfield Gate whereby the property will be located on the right hand side as identified by our John Francis for sale board.