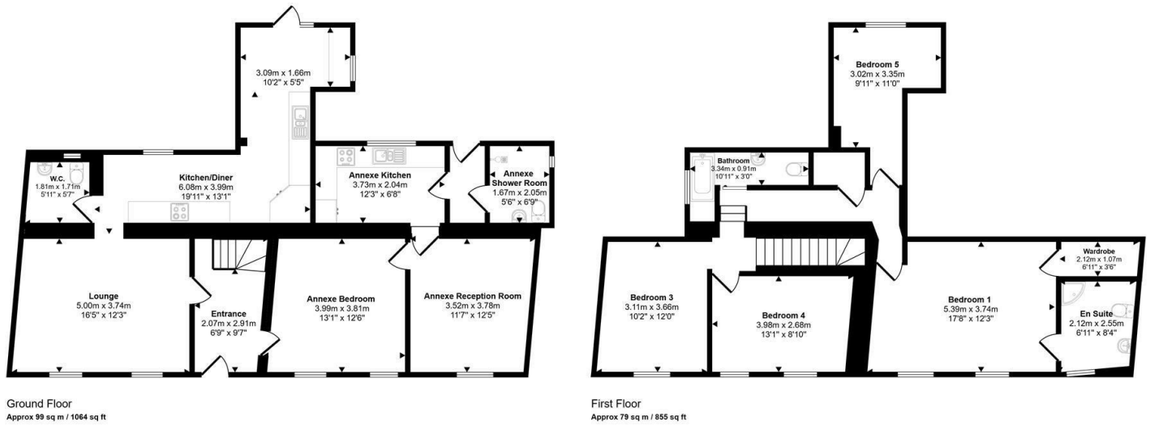


VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage
HEATING: Gas
TAX: Band E

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/05/26/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

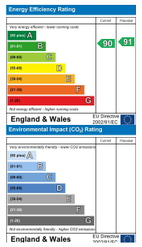
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

18 Church Road, Johnston, Haverfordwest, Pembrokeshire, SA62 3HE

- **Semi Detached House**
- **One Bedroom Annexe**
- **Garden To Rear**
- **Master Bedroom With En-Suite And Dressing Room**
- **Very Well Presented**
- **Up To Six Bedrooms**
- **Ample Off Road Parking**
- **Located On Periphery Of Village**
- **Scope To Extend Living Accommodation**
- **EPC Rating: B**



£400,000

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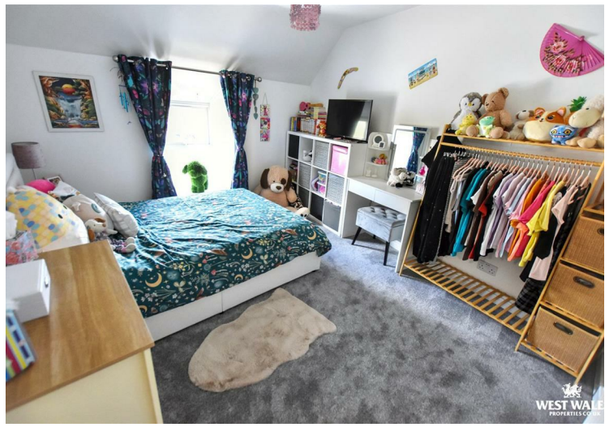
The Agent that goes the Extra Mile



Located within the village of Johnston, 18 Church Road is a charming semi-detached residence believed to date back approximately 200 years and has remained within the same family for generations. Offering versatile and adaptable accommodation, the property is currently arranged for multi-generational living and can be utilised either as a substantial family home or as a main residence with a self-contained one-bedroom annexe.

The main house briefly comprises an entrance hall, living room, kitchen and downstairs WC. To the first floor are four double bedrooms, including a spacious master bedroom benefiting from an en-suite shower room and dressing room with useful eaves storage, together with a family bathroom.

The self-contained accommodation, accessed via its own separate entrance, comprises an entrance hall, living room, modern kitchen, wet room and a double bedroom which also benefits from a connecting door into the main house, offering flexibility depending on individual requirements.

The property has been upgraded by the current owners and is well presented throughout in neutral tones, complemented by modern kitchen and bathroom suites. In addition, plans are available for the addition of a dining room, should a purchaser wish to further enhance the accommodation.

Externally, the property benefits from a driveway providing ample off-road parking, together with enclosed lawned gardens to the rear bordered by fencing, creating an ideal outdoor space for family enjoyment.

A rare opportunity to acquire a characterful and flexible home suited to a variety of living arrangements.

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 host of others.

DIRECTIONS

From our Haverfordwest Office, continue on High Street, through Dew Street, and at the traffic lights, continue on straight. Continue straight over 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 into Johnston. Pass the garage on your left and continue straight over the mini-roundabout. At the traffic lights, take the 2nd left into Church Road and follow the road down, where you will find number 18 on your right hand side. What3Words: ///rang.grazed.quail

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