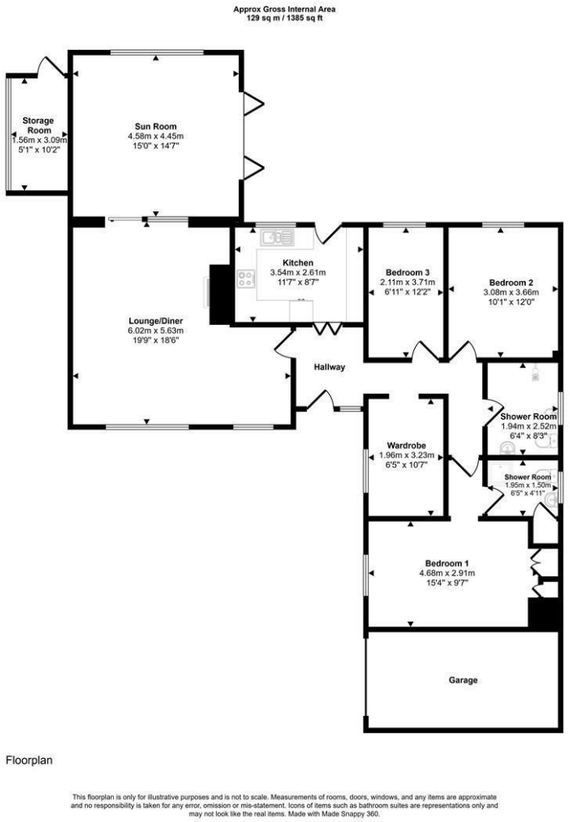


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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,
HEATING:
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,

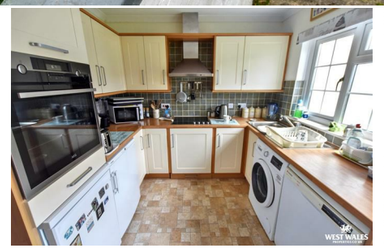
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01437 762626
www.westwalesproperties.co.uk



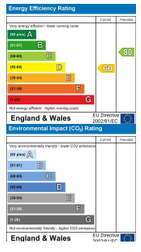






8 Church Road, Roch, Haverfordwest, Pembrokeshire, SA62 6BG

- Detached Bungalow
- Three Bedrooms
- Front And Rear Gardens
- Sun Room
- Coastal Village Location
- Very Well Presented
- Gated Driveway And Garage
- Views To The Rear
- Open Plan Lounge/Diner
- EPC Rating: D



Offers Around £400,000

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The Agent that goes the Extra Mile

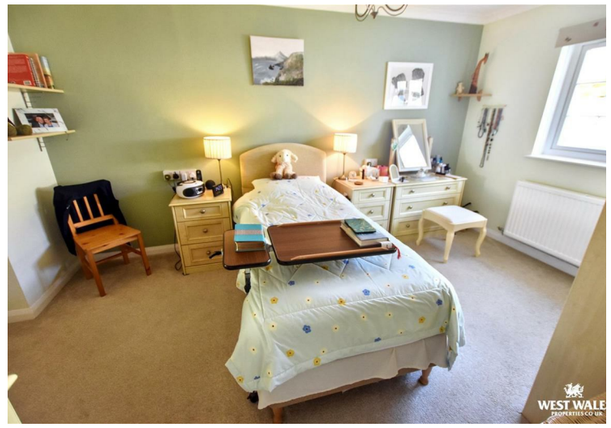


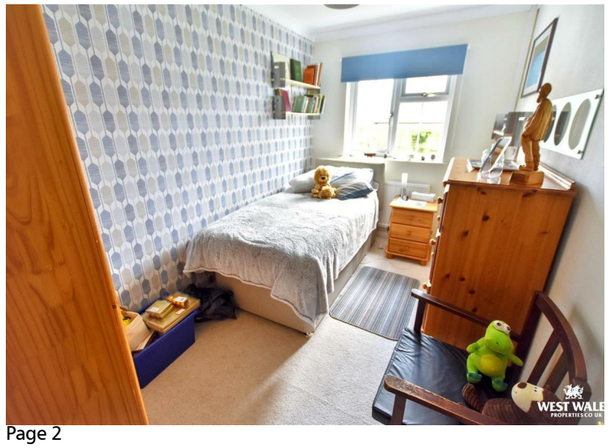


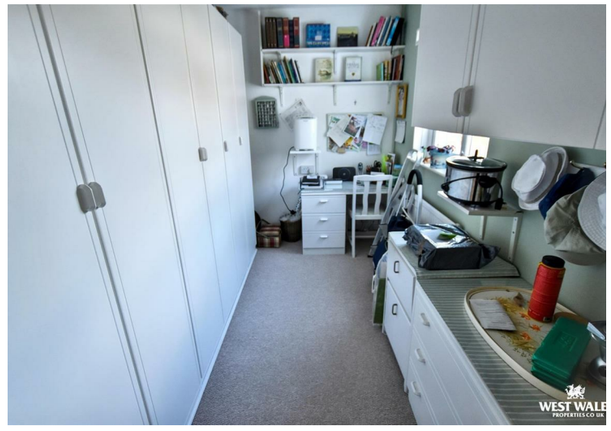




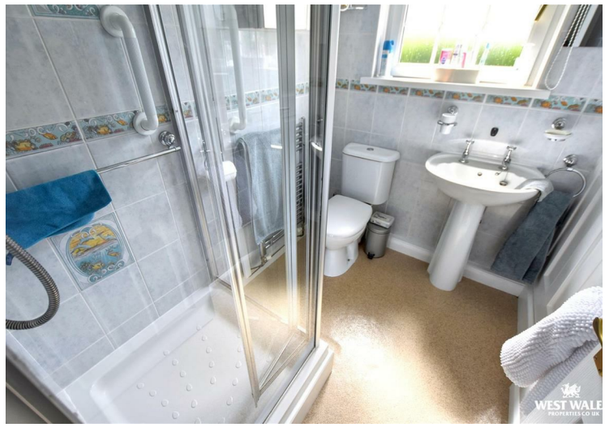












Welcome to 8 Church Road, a most attractive detached bungalow located in the sought after coastal village of Roch. The property is very well maintained both internally and externally and would suit as a comfortable family home.

The layout of the property briefly comprises of an entrance hall leading through to the open plan lounge/diner, which progresses on to the sun room that enjoys French doors to the garden. The kitchen is fitted with a range of base and eye level units with a breakfast bar and space for appliances beneath the counter. There are three bedrooms, the master is served by an en-suite shower room and there is also an accessible wet room. The property is served by oil fired central heating and double glazing.

Externally there is a gated driveway to the front providing off road parking for approximately four cars, and access to the adjoining single garage. There are lawned gardens to three sides, edged with flower borders and a patio seating area leading off from the sun room. A boundary fence marks the perimeter.

A lovely family home, viewing is highly recommended!

The village has a general store with a post office, a public house and a popular primary school, all within walking distance. There is a regular bus service to Haverfordwest and St Davids. It is a thriving community, which also benefits from a Parish Church, and Community Hall. It is just two and a half miles away from the famous surfing sandy beach at Newgale, and the cove at Nolton Haven. It is a convenient location for pleasant walks inland to Brandy Brook Valley and you can see Roch Mill, the last remaining of five water mills.







DIRECTIONS

From our office in Haverfordwest, head towards St Davids on the A487. Continue for approximately 6 miles until you reach the village of Roch. Turn right onto Church Road and the property iis located on the right hand side. What3 Words:///motivator.roughest.month

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