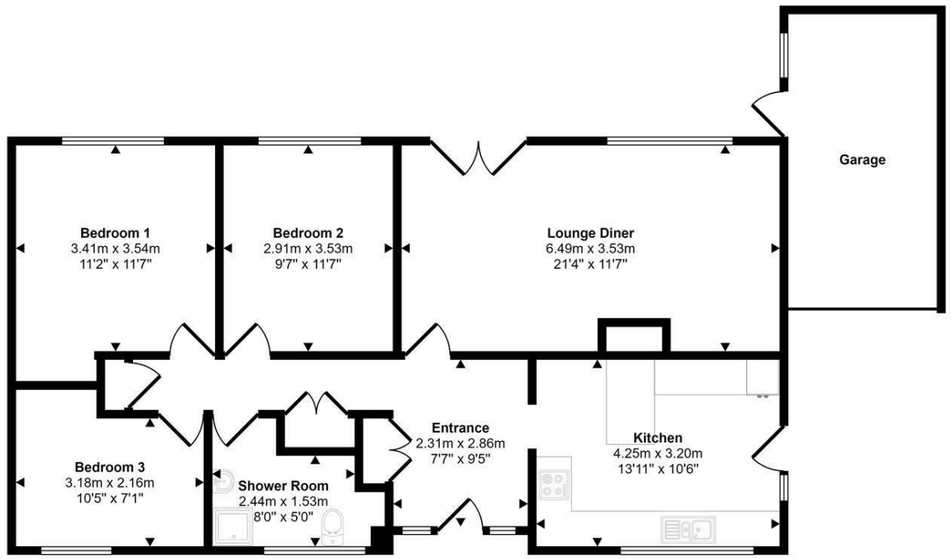
Approx Gross Internal Area
103 sq m / 1109 sq ft



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: Oil
TAX: Band E
We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/04/26/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,

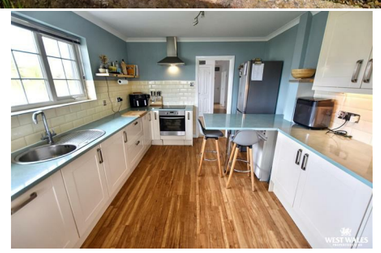
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

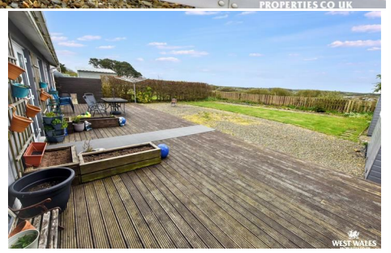
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



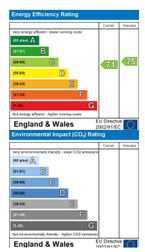






26 Church Road, Roch, Haverfordwest, Pembrokeshire, SA62 6BG

- Detached Bungalow
- Three Bedrooms
- Village Location
- Adjoining Single Garage And Parking
- Oil Central Heating And Solar Panels
- Open Plan Living/Diner
- Very Well Presented
- No Onward Chain
- Rear Garden with Countryside Views
- EPC Rating C



Offers In Excess Of £350,000

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

The Agent that goes the Extra Mile



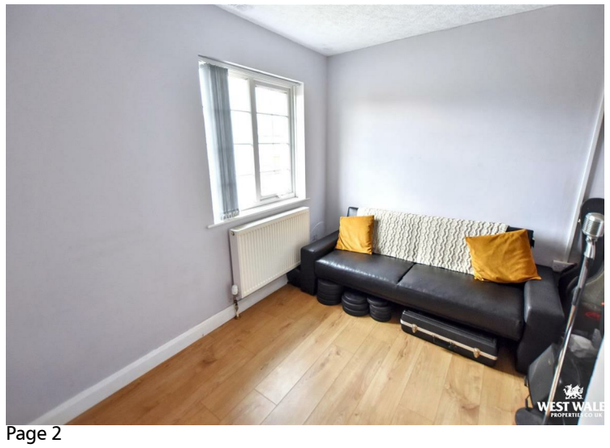


















This immaculately presented detached bungalow is located in the popular village of Roch, just over 7 miles from Haverfordwest Town boasting a wide variety of shops, supermarkets, schools and cafe's.

The accommodation comprises; entrance hall, kitchen fitted with a range of units and a breakfast bar with side access to the driveway and garage, open plan living/dining room with a central log burner and French doors leading out to the rear garden. The home provides two double bedrooms, both with views over the garden and countryside beyond, one single bedroom and a family bathroom with a walk in shower. The property benefits from a good standard of decor throughout and oil central heating. Privately owned solar panels give the added benefit of reduced energy bills.

Externally, to the front of the property there is a driveway leading up to the garage, alongside further parking laid with loose stones and different shrubbery. To the rear, the garden is laid with decking which sits along the rear of the property and leads into the garage. The garden is partly laid with loose stone with a lawned area to the centre with two further workshops. The garden has uninterrupted country views with farmers fields right in front of you.

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 is halfway down on your right denoted by our For Sale board. What3Words reference: shunning.unsecured.stumpy

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