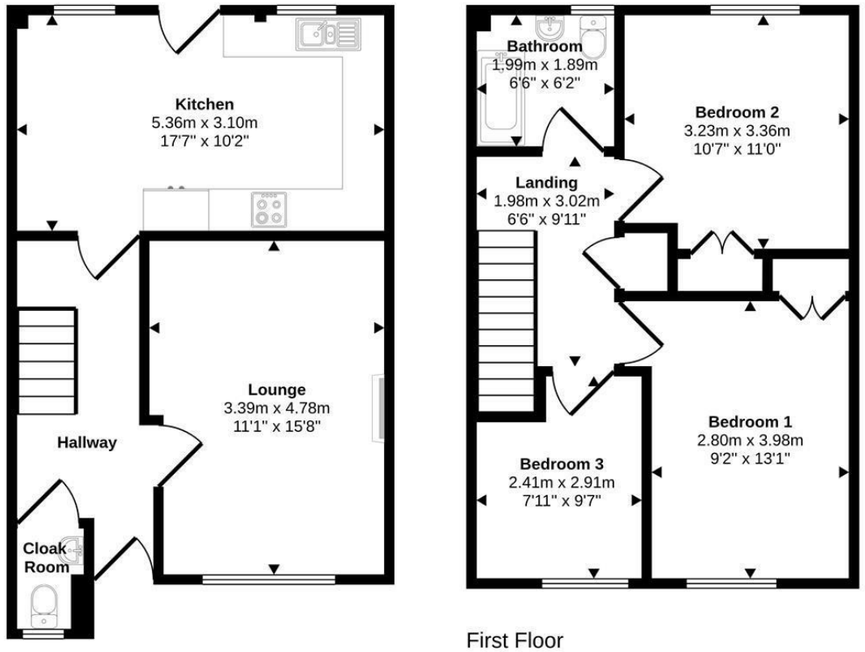
Approx Gross Internal Area
87 sq m / 937 sq ft



Ground Floor
Approx 44 sq m / 470 sq ft

First Floor
Approx 43 sq m / 467 sq ft

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 Drainage, Mains Electric, Mains Water
HEATING: Oil Central Heating
TAX: Band D Pembrokeshire County Council
We would respectfully ask you to call our office before you view this property internally or externally.

IRK/CFH/08/26/DRAFT/CFH
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,

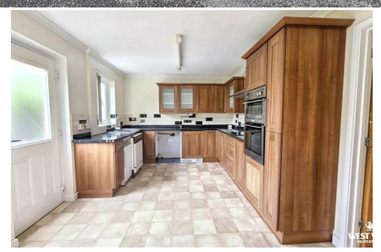
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01437 762626
www.westwalesproperties.co.uk



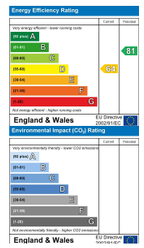






8 Havard Close, Hook, Haverfordwest, Pembrokeshire, SA62 4NF

- Semi Detached House
- No Onward Chain
- Bathroom & W.C.
- Off Street Parking
- Popular Village Location
- Three Bedrooms
- Kitchen / Dining Room
- Enclose Rear Garden
- Double Glazing & Oil Central Heating
- EPC: D



Offers In Excess Of £190,000

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

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The Agent that goes the Extra Mile





















A modern well presented three-bedroom semi-detached home offered for sale with no onward chain situated within the popular village of Hook. Located approximately 4 miles south-east of the County Town of Haverfordwest, enjoying an appealing cul de sac location with countryside views to the rear, driveway parking and an enclosed garden.

The accommodation begins with an entrance hallway, with stairs to the first floor and access to a useful cloakroom/WC. The lounge provides a comfortable main living space, featuring a fireplace with timber surround, while the kitchen is fitted with a range of wall and base units, worktop surfaces and integrated cooking appliances. A door opens directly from the kitchen onto the rear garden, creating a practical connection between the house and outside space.

Upstairs are three bedrooms and the family bathroom, with the rear-facing bedroom taking advantage of the attractive outlook across the neighbouring fields and surrounding countryside. The bathroom is fitted with a bath with shower over, wash hand basin and WC.

Outside, a driveway alongside the property provides off-road parking and a shed, while the enclosed rear garden offers paved and gravelled areas complemented by established shrubs and planting. The open outlook beyond the garden adds to the property's setting and provides a pleasant countryside backdrop. The property further benefits from oil-fired central heating and double glazing.

Located in the village of Hook, with a vibrant local community and its local facilities include a grocery store, post office, community hall and primary school and convenient access to Haverfordwest and surrounding Pembrokeshire, this home combines a village setting with practical everyday accommodation. With three bedrooms, off-road parking, countryside views and no onward chain, an early viewing is recommended.







DIRECTIONS

DIRECTIONS From West Wales Properties, Haverfordwest, leave Victoria Place and follow signs for the A4076 towards Milford Haven. Continue along the A4076, passing through Dredgeman Hill and Merlins Bridge, before taking the turning for Hook. Follow the road into the village of Hook and continue through the village. Turn left into Havard Close and follow the road into the residential development, where No. 8 Havard Close can be found on the right hand side. What 3 words ///buildings.rise.leap

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