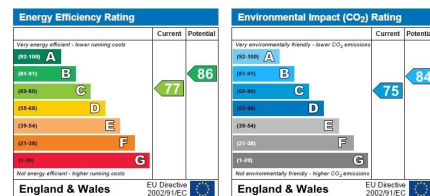




## 1 Silverdale Close, Johnston, Haverfordwest SA623NU

Offers in the region of £199,950

3 Bedrooms  
Family Bathroom and En-suite  
Lounge and Kitchen/Diner  
Front and Rear Garden  
Off Road Parking and Garage  
EPC C



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**AW/RO/67577/010819**

**DESCRIPTION**

**\*\* NO CHAIN \*\***

A rare opportunity to purchase an immaculate detached property in a quiet cul de sac in Johnston. The property itself is very well presented, has ample living accommodation, off road parking and a garage. The cul de sac benefits from being on a private road where there are just 6 properties in total. Just a short drive from the County Town of Haverfordwest and a short distance to Milford Haven this property has excellent road links and is close to the bus routes.

**ENTRANCE HALL**

15'06 x 7'02 (4.72m x 2.18m)

Obscured half glazed door to front aspect, radiator, laminate flooring, stairs to first floor.

**LOUNGE**

14'08 x 11'07 (4.47m x 3.53m)

Double glazed window to front aspect, radiator, laminate flooring.

**KITCHEN/DINER**

15'01 x 11'09 (4.60m x 3.58m)

Double glazed window to front aspect, a range of base and wall units, 1.5 bowl sink, gas hob, electric oven, extractor fan, integrated fridge freezer, integrated dishwasher, radiator, tiled floor.

**UTILITY**

9'02 x 6'11 (2.79m x 2.11m)

Double glazed window to rear aspect, base units, 1.0 bowl sink, Boiler, airing cupboard.

**FAMILY BATHROOM**

9'09 x 6'11 (2.97m x 2.11m)

Obscured double glazed window to rear aspect, wash hand basin, low level W/C, bath with mixer shower over, radiator, tiled floor.

**BEDROOM 1**

14'08 x 10'05 (4.47m x 3.18m)

Double glazed window to rear aspect, radiator, laminate flooring.

**BEDROOM 2**

14'08 x 12'11 (Max)  
(4.47m x 3.94m (Max))

Double glazed window to front aspect, radiator, storage cupboard, carpet flooring.

**EN-SUITE**

8'05 x 6'05 (2.57m x 1.96m)

Skylight, low level W/C, wash hand basin, shower cubicle with electric shower, extractor fan, radiator, tiled floor.

**BEDROOM 3**

13'02 x 12'11 (4.01m x 3.94m)

Double glazed window to front aspect, skylight, radiator, storage cupboard.

**EXTERNALLY**

To fore: Mainly laid to lawn with an array of mature shrubs and planted areas.

To rear: Mainly laid to lawn with a small decked area and a patio area to side.

**SERVICES**

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

**VIEWING**

By appointment with the selling Agents on 01437 768 281 or e-mail [haverfordwest@johnfrancis.co.uk](mailto: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 Haverfordwest, proceed along the A4076 road towards Milford Haven until reaching the village of Johnston. At the mini roundabout, take the third exit into Silverdale Close. The property can be found on your left hand side as denoted by our John Francis For Sale board.