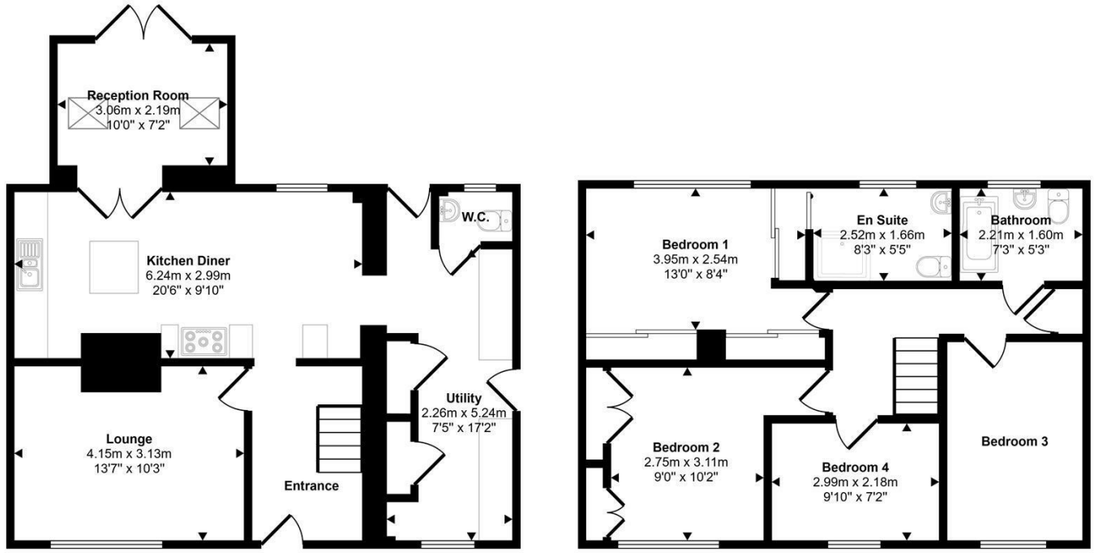
Approx Gross Internal Area
121 sq m / 1307 sq ft




Ground Floor
**Approx 64 sq m / 693 sq ft**

First Floor
**Approx 57 sq m / 613 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, Mains Gas
HEATING: Gas Central Heating
TAX: Band C

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

MSH/IRK/10/26/AMA/OK

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*

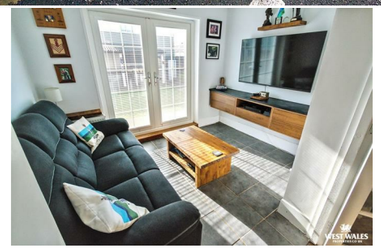
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626



01437 762626
www.westwalesproperties.co.uk



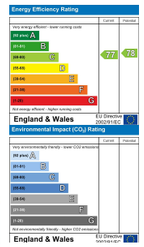




## 20 Langford Road, Johnston, Haverfordwest, Pembrokeshire, SA62 3PX

- Semi Detached Property
- Ample Private Parking
- Sought After Village Location
- Master Bedroom with En-Suite
- Separate Utility Room
- Four Bedrooms
- Solar Panels with Battery
- Well Presented Family Home
- EV Charger Installed
- EPC Rating: C




## £265,000

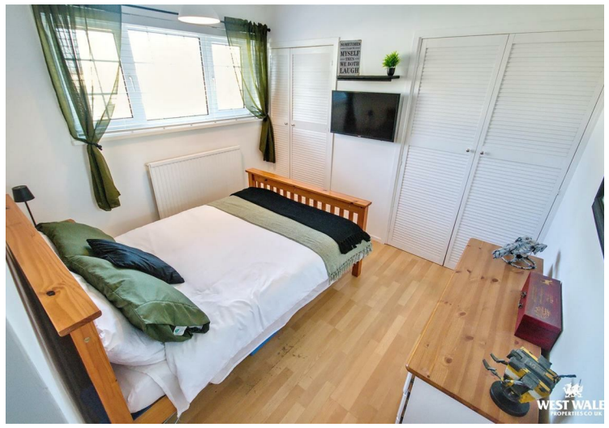
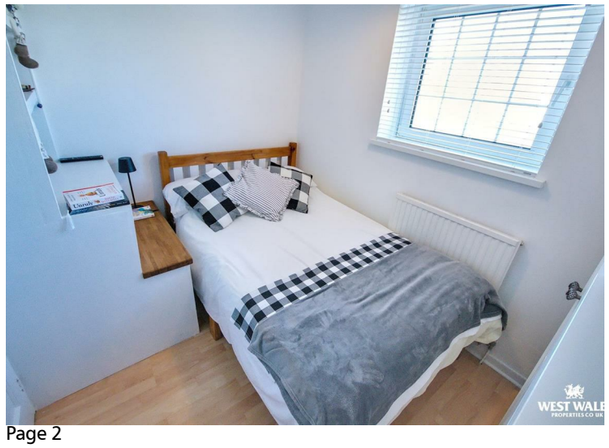
*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

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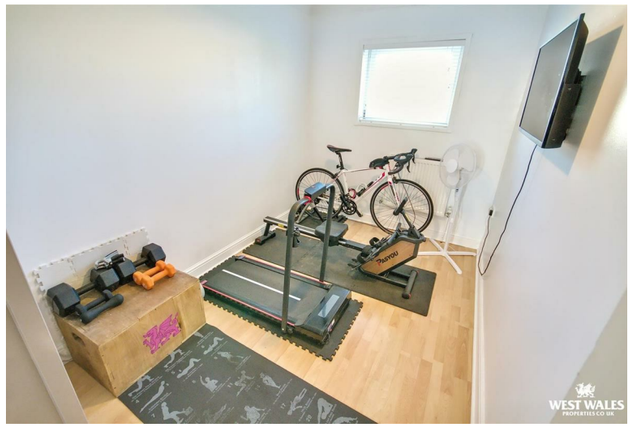
***The Agent that goes the Extra Mile***








West Wales Properties presents 20 Langford Road, a 4 bedrooms semi-detached property located in the village of Johnston, within a 3-mile drive of the county town of Haverfordwest.

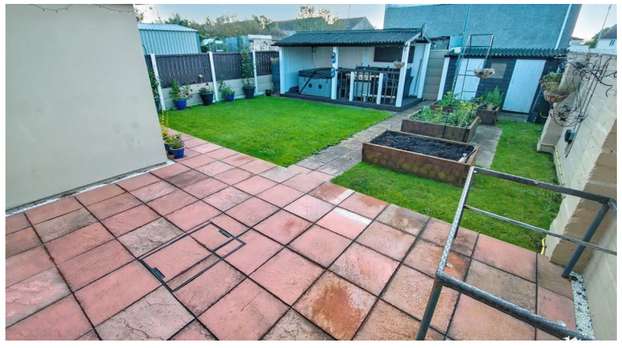
The ground floor briefly comprises of an entrance hallway, lounge, kitchen/dining area, utility room downstairs W.C., and a conservatory, offering an alternative living area. To the first floor there is a master bedroom, complete with en-suite shower room, three further bedrooms, family bathroom and an airing cupboard.

Externally to the front is a gravelled driveway, providing ample, private off-street parking. To the rear a low maintenance garden, laid to lawn, and paved patio seating area, a handy storage shed and covered hot tub.

Viewing is recommended to appreciate the size and versatility of this property.

The property also benefits from from 11 solar panels, complete with battery storage for excess energy. We would respectfully ask that you to call our office before you view this property internally or externally for additional information.

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. Haverfordwest has a wide range of amenities including Main Line Train Station, Hospital, Leisure Centre and Swimming Pool, Cinemas, Primary and Secondary Schools, Sixth Form College, Supermarkets, Retail Parks, whilst Johnston itself has a Primary School, train station, shops, doctor's surgery.



## DIRECTIONS

From our Haverfordwest Office, continue on High Street, through Dew Street, and at the traffic lights, continue on straight. Continue on straight again at 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 for approximately 2.8 miles. Turn left onto Langford Road and take the second right into Greenhall Park. The entrance to the property will be immediately on your left.
What3words:tens.sparrows.spice

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