



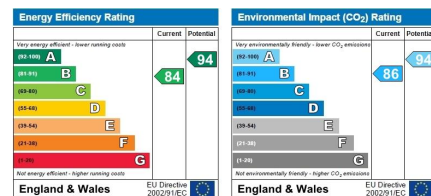
68 Castleton Grove, Haverfordwest SA62 4AF

Offers in the region of £259,950

**Modern, Light & Airy Detached House On
New Estate**

**Former Show Home Finished To A High
Standard**

**Off Road Parking & Enclosed Rear Garden
Perfect For A Family Home**



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AW/BT/62120/260218

DESCRIPTION

A modern detached family home in the new and conveniently positioned estate of Castleton Grove. The property is situated just off the Fishguard Road on the edge of Haverfordwest town with easy access to the retail park just across the road. Formally the show home on this development, this property is finished to a very high standard. The accommodation includes kitchen/diner, 2 reception rooms, 4 bedrooms, off-road parking for 2 vehicles, lawn and patio areas. Viewing of this property is essential to appreciate the standard and quality of finish on display.

ENTRANCE HALL

Staircase to first floor, door to lounge, double doors through to:

RECEPTION ROOM

17' x 9' (5.18m x 2.74m)
Wall mounted feature fireplace, double-glazed window to front aspect, radiator, large under stair storage cupboard.

LOUNGE

19' x 11' (5.79m x 3.35m)
Double-glazed window to front aspect, radiator, fireplace with gas fire.

KITCHEN/BREAKFAST ROOM

18' x 10' (5.49m x 3.05m)
Modern kitchen with range of contemporary wall and base units with complementary worktop over, tiled flooring, double-glazed patio doors to rear

garden, integrated larder fridge, freezer, dishwasher, cooker, hob and extractor fan, breakfast bar, radiator.

UTILITY ROOM

7' x 6' (2.13m x 1.83m)
Part double-glazed door giving rear access, space for white goods, matching built-in cupboards, boiler.

WC

6' x 2' (1.83m x 0.61m)
Double-glazed obscure window to rear, tiled flooring, radiator, wash hand basin, low level WC.

MASTER BEDROOM

13' x 11' (3.96m x 3.35m)
Double-glazed window to front aspect, radiator, large fitted wardrobes, door to:

EN SUITE

6' x 5' (1.83m x 1.52m)
Tiled flooring, obscure double-glazed window to side aspect, radiator, 3 piece suite consisting of wash hand basin with tiled splashback, low level WC, electric shower.

BEDROOM 2

12' x 10' (3.66m x 3.05m)
Double-glazed window to front aspect, radiator.

BEDROOM 3

10' x 10' (3.05m x 3.05m)
Double-glazed window to rear aspect, radiator.

BEDROOM 4

9' x 7' (2.74m x 2.13m)
Double-glazed window to rear aspect, radiator.

BATHROOM

6' x 6' (1.83m x 1.83m)
Three piece suite comprising of low level WC, panel bath with shower over, wash hand

basin, localised tiling to walls, towel heater.

EXTERNALLY

To the front there is off road parking for 2 vehicles and lawned area with shrubs. The rear garden is laid mainly to lawn with a patio area.

SERVICES

We are advised that mains services are connected.

VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail 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

At Prendergast roundabout, take the second exit onto the A40 Fishguard. Follow this road passing the hospital entrance on the left-hand side and take the right-hand turning onto Castleton Grove. Proceed straight ahead and the property will be found on the right-hand side as identified by our John Francis for sale board.