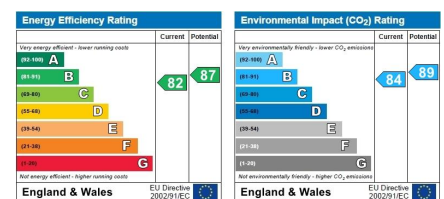




## 3 Old School Terrace, Spittal, Haverfordwest SA62 5RX

**Offers in the region of £169,950**

**Stunning 3 Bedroom Semi Detached House  
Family Bathroom  
Lounge/Diner And Kitchen  
Rear Enclosed Garden And Off Road  
Parking To Fore  
Immaculate Throughout**



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**AW/DT/75078/200220**

## **DESCRIPTION**

An ideal First Time Buy or Investment opportunity set in the heart of the popular village of Spittal. This property is absolutely immaculate and fresh throughout therefore, any buyer could move straight in! There are 3 bedrooms, two of which are good size doubles, family bathroom and on the ground floor a very open Lounge/Diner overlooking the rear garden, kitchen and cloakroom. There is off road parking for 2 cars to fore and pedestrian access around the side of the property which leads into the rear enclosed garden.

## **ENTRANCE HALL**

11'08 x 6'03 (3.56m x 1.91m)

Half obscured glazed door to front aspect, wall mounted electric heater, tiled floor.

## **CLOAKROOM**

6'01 x 2'10 (1.85m x 0.86m)

Obscured double glazed window to front aspect, low level W/C, wash hand basin, wall mounted electric heater, tiled floor.

## **KITCHEN**

11'09 x 11'02 (Max)

(3.58m x 3.40m (Max))

Double glazed window to front aspect, a range of base and wall units, single bowl sink, electric hob, electric oven, extractor fan, space for fridge freezer, space for dryer, space for washing machine, wall mounted electric heater, tiled floor.

## **LOUNGE / DINER**

18'03 x 11'03 (5.56m x 3.43m)

Double glazed window to rear aspect, double glazed patio doors to rear aspect, storage cupboard, wall mounted electric heater, laminate flooring.

## **FAMILY BATHROOM**

8'04 x 6'09 (2.54m x 2.06m)

Obscured double glazed window to front aspect, low level W/C, wash hand basin, bath with shower over, towel radiator, extractor fan, vinyl flooring.

## **BEDROOM 1**

14'09 x 12'02 (4.50m x 3.71m)

Double glazed window to front aspect, fitted wardrobes, wall mounted electric heater, carpet flooring.

## **BEDROOM 2**

14'09 x 10'03 (4.50m x 3.12m)

Double glazed window to rear aspect, wall mounted electric heater, carpet flooring.

## **BEDROOM 3**

7'09 x 5'06 (2.36m x 1.68m)

Double glazed window to rear aspect, carpet flooring.

## **EXTERNALLY**

To the front of the property there is off road parking for 2 cars, pedestrian access leading to the enclosed rear garden which is mainly laid to lawn.

## **SERVICES**

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

## **PLEASE NOTE**

Please note that some of our photographs are taken with a wide angle lens. If you have any questions regarding this, please speak to one of the team in the Haverfordwest office.

## **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**

North of Haverfordwest heading out on the A40 towards Fishguard, continue for a number of miles taking a right hand turning at the Corner Piece Public House signposted for Spittal. Continue along this road until reaching the crossroads and turn right heading in towards the village of Spittal. Pass the Spittal VC School and turn left onto Wesley Way. Continue along and the property can be found on your right hand side as denoted by our John Francis For Sale Board.