



68 Castleton Grove, Haverfordwest SA62 4AF

Offers in the region of £269,950

4 Bedroom Detached House
 2 Reception Rooms
 Family Bathroom And Master En-Suite
 Enclosed Rear Garden And Off Road
 Parking
 Immaculately Presented Throughout
 EER: 84

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		94	Very environmentally friendly - lower CO ₂ emissions	86	94
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

AW/RO/62120/160920

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 town centre and the A40. Formally the show home on this development, this property is finished to a very high standard. The accommodation includes open plan 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, entrance to lounge, double doors through to:

RECEPTION ROOM

17'08 x 10'01 (5.38m x 3.07m)

Double glazed window to front aspect, wall mounted feature fireplace, under stairs storage cupboard, radiator.

LOUNGE

19'06 x 11'03 (5.94m x 3.43m)

Double glazed window to front aspect, fireplace with electric fire, radiator.

OPEN PLAN KITCHEN / DINER

18'08 x 10'07 (5.69m x 3.23m)

Double glazed patio doors to rear garden, modern kitchen with range of contemporary wall and base units with complementary worktops over, integrated larder fridge, freezer, dishwasher, cooker with hob and

extractor fan over, breakfast bar, tiled flooring, radiator.

UTILITY ROOM

7'06 x 6'02 (2.29m x 1.88m)

Part double glazed door giving rear access, matching built-in cupboards, space for white goods, boiler.

CLOAKROOM

6'02 x 2'08 (1.88m x 0.81m)

Double glazed obscure window to rear aspect, low level WC, wash hand basin, tiled flooring, radiator.

MASTER BEDROOM

17'0 x 12'03 (Max) (5.18m x 3.73m (Max))

Double glazed window to front aspect, fitted wardrobes, radiator, door to:

EN-SUITE SHOWER

6'06 x 4'11 (1.98m x 1.50m)

Obscure double glazed window to side aspect, 3 piece suite comprising electric shower, low level WC, wash hand basin with tiled splash back, low level WC, tiled flooring, radiator.

BEDROOM 2

12'02 x 10'05 (3.71m x 3.18m)

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

BEDROOM 3

10'05 x 10'0 (3.18m x 3.05m)

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

BEDROOM 4

9'10 x 7'03 (3.00m x 2.21m)

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

BATHROOM

6'09 x 6'04 (2.06m x 1.93m)

Obscured double glazed window to rear aspect, three piece suite comprising panel bath with shower over, low level WC, wash hand basin, towel radiator.

EXTERNALLY

To the front is off road parking for 2 vehicles and a gravel area with shrubs. The rear garden is low maintenance mainly laid to patio with raised borders.

SERVICES

We are advised that mains services are connected to the property.

PLEASE NOTE:

Please note that some of our photographs have been taken with a wide angle lens camera.

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.