



## 21 Greenhall Park, Johnston

£175,000 Freehold

Semi-detached Property • Driveway and Enclosed Rear Garden • Fantastic Opportunity to Reach the Market • 3 Bed, Lounge/Diner, Kitchen, Bathroom, Wc • No Chain





Blackbear are delighted to present 21 Greenhall Park to the open market; a fantastic opportunity to reach the market providing the perfect space for a small family or a first time buyer! The accommodation consists of 3 bedrooms, lounge, dining room, kitchen, wc and family bathroom as well as a good-sized garage on the side of the property. With a driveway and enclosed rear garden, Blackbear highly recommends viewing!

You enter the property into a convenient porch before proceeding through to a light hallway. From here, the hallway leads through to an open lounge/dining room with a kitchen to the rear of the property providing access to the back garden. Upstairs, you will find 2 good-sized double bedrooms as well as a smaller single bedroom to the fore. The first floor of the property is finished with a bathroom and Wc. Despite needing some modernising, the interior of the home is the perfect base to create your dream family home!

Externally, 21 Greenhall Park benefits from a private driveway suitable for 2 vehicles as well as an external garage which is perfect for conversion, subject to planning, or as a workshop or car storage. To the rear of the property, you will find a generously sized enclosed garden which is the perfect spot to enjoy warm summer afternoons and evenings. The home is located in the very much up-and-coming town of Johnston where a host of countryside walks, local amenities and transport links are right on your doorstep.

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Services: We are advised that all mains services are connected

EPC rating: C

Council Tax Band: C



**Porch**  
2' 2" x 5' 11" (0.67m x 1.80m)

**Hallway**  
11' 7" x 6' 6" (3.53m x 1.99m)

**Lounge**  
13' 3" x 11' 1" (4.04m x 3.37m)

**Dining Room**  
10' 11" x 9' 7" (3.34m x 2.91m)

**Kitchen**  
11' 0" x 8' 2" (3.36m x 2.49m)

**Landing**  
9' 1" x 2' 6" (2.76m x 0.76m)

**Bedroom 1**  
13' 4" x 10' 6" (4.06m x 3.20m)

**Bedroom 2**  
11' 1" x 10' 6" (3.37m x 3.19m)

**Bedroom 3**  
9' 6" x 7' 2" (2.90m x 2.19m)

**Bathroom**  
5' 5" x 7' 3" (1.66m x 2.21m)



0.74m x 1.35m)





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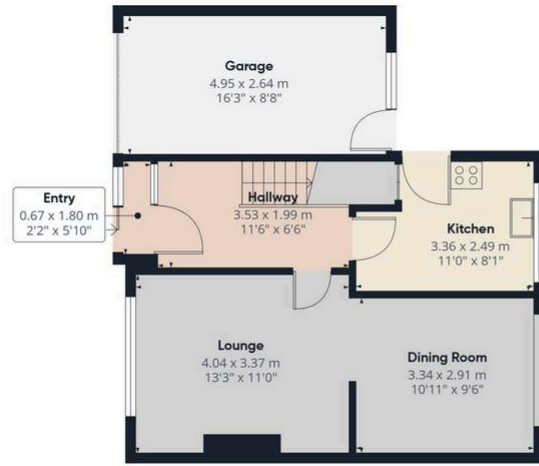
**Bedroom 3**  
9' 6" x 7' 2" (2.90m x 2.19m)

**Bathroom**  
5' 5" x 7' 3" (1.66m x 2.21m)

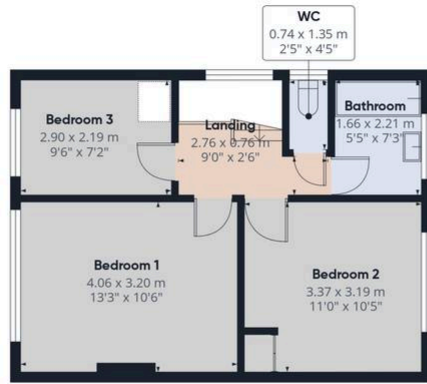
**Wc**  
2' 5" x 4' 5" (0.74m x 1.35m)



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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
89.9 m<sup>2</sup>  
968 ft<sup>2</sup>

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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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