



Floorplan

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: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band Pembrokeshire - New Build - not yet known.

ref: SSG/AMS/12/24/OKSSG

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

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



Plot 5, Golwg Y Gloch Rosebush, Clynderwen, SA66 7QT

- New Build Home
- Three Bedrooms
- 10 Year LABC Guarantee
- LPG Gas Central Heating
- Located at the foot of the Preseli Mountains
- Detached Bungalow
- Reputable Local Builder
- Rural Location with Countryside Views
- Double Glazing
- Cul-de-Sac Location

£299,000



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The Agent that goes the Extra Mile





"The Derwen"

A detached new build bungalow offering modern living in the picturesque village of Rosebush. The property has been finished to a high standard, with Chartwell Green uPVC windows and doors that are in keeping with the countryside surroundings and are off-set by the black gutters and fascias. A contemporary design fitted kitchen, and finished Oak internal doors, polished chrome handles and switches. Viewing is highly recommended to appreciate what this property has to offer!!

Located in an exclusive cul-de-sac development of just 5 properties, The layout of The Dderwen briefly comprises; an entrance hallway, with a door to the left into the modern kitchen with fitted matching wall and base units, integrated appliances, and views to the front. There is a living area with double glass doors to the rear garden. This bungalow benefits from three bedrooms, one of which being the master again with double doors out to the patio area. There is also a modern family bathroom with separate bath and shower.

Externally, the property has a block paved driveway offering off road parking and a lawn to the front. A paved path leads to the front door where there is a wooden canopy porch. The rear garden can be accessed via the side of the property or through the living room or master bedroom. The garden is enclosed with feather-edge board fencing, with a sizeable lawn area, and a patio - a great spot to sit and relax!

The beautiful Pembrokeshire coast is 17 miles to the west, at the famous surfing beach of Newgale, with the Pembrokeshire Coast Path giving miles of wonderful walks, on which to enjoy the stunning coastline, wild flowers and birdlife, and the town of Newport only 9 miles to the north.

DIRECTIONS

From our Cardigan Office take the A487 towards Fishguard, continue for approximately 6.5 miles passing through the village of Eglwysrwr. Take the the next left signposted Haverfordwest by Brian Llywelyn garage. Continue along this road (B4329) for approximately 7.1 miles before turning left at the crossroads, signposted Rosebush. Follow this road for 1 mile and then turn left into the site, continue along this road for a short distance and the site will be found on your right hand side. What three words - ///shelters.digests.exhales



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