

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 'B' Pembrokeshire - Please note that a local restrictive covenant applies.

ref:LG/AMS/08/25/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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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

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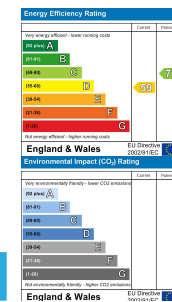


36 Waun Las, Dwrbach, Fishguard, Pembrokeshire, SA65 9RB

- Semi-Detached Bungalow
- Modern Accommodation
- Well Presented
- Low Maintenance Garden
- Oil Central Heating
- Village Location
- Three Bedrooms
- Ex-La Covenant Applies
- Allocated Parking Space
- EPC Rating: D

Offers In Excess Of £200,000

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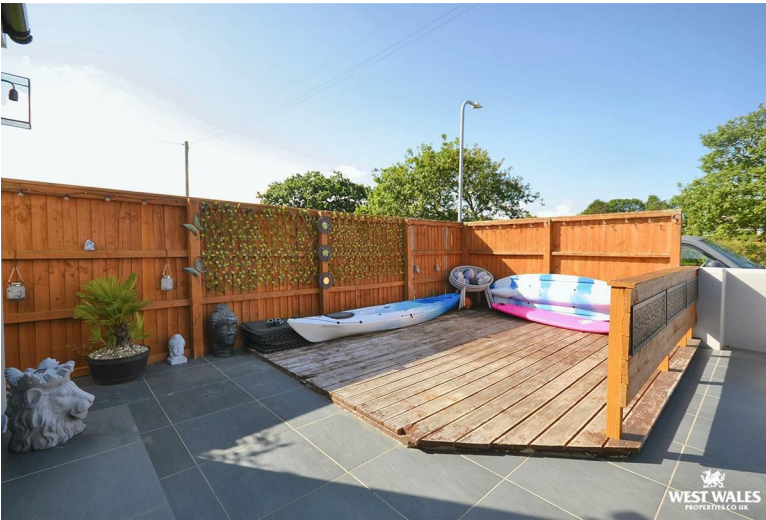


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The Agent that goes the Extra Mile





A beautifully presented semi-detached bungalow located in the village of Scleddau, just a short drive from the popular coastal town of Fishguard and its range of amenities. This modern and well-maintained home offers stylish accommodation throughout, featuring three bedrooms, and gardens to both the front and rear. Viewing is highly recommended to appreciate what this property has to offer – it would make a great first time buy.

The property is entered via double glass patio doors into a sun room, where natural light floods the space. The sun room is tiled and offers storage space, along with a seating area—an ideal spot to relax. A step leads from here into the hallway, providing access to the rest of the accommodation.

The living room features a stylish wooden panelled accent wall that adds warmth. The modern kitchen is well-equipped with matching wall and base units, complemented by a central island/breakfast bar with feature lighting. From the kitchen, there is access to a practical lean-to, currently housing a washing machine and tumble dryer, and great storage space.

The bungalow offers three bedrooms, one of which benefits from built-in wardrobes. The modern bathroom features alcove shelving, a WC, sink basin, and a bath fitted with an overhead shower.

Externally, the property benefits from a dedicated parking space, with additional on-street parking available. To the front, there is a patio and decking area—perfect for relaxing or displaying potted plants. At the rear, you'll find an additional outside space featuring more decking and offering great potential to personalise or landscape to your taste. A rear gate provides convenient access to the back of the property.

Please note that a local restrictive covenant applies. Scleddau is a quiet village on the A40, and is within easy reach of the market town of Fishguard. This has a range of shops, schools, leisure centre, library etc. The railway station has regular train services, and the harbour is the ferry terminal to Southern Ireland. The county town of Haverfordwest is approx. 14 miles away, with a regular bus service from the village.

DIRECTIONS

From Fishguard proceed up High Street, continue until you reach the roundabout, go straight ahead and follow the A40 for approx two miles until you reach the village of Scleddau. Turn right at the crossroads into Chapel Road, take first right into Waun Las, just before you get to Maes Awel you will find the property on your right-hand side as indicated by our for sale board. What three words -///slouched.blanking.estimates



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

