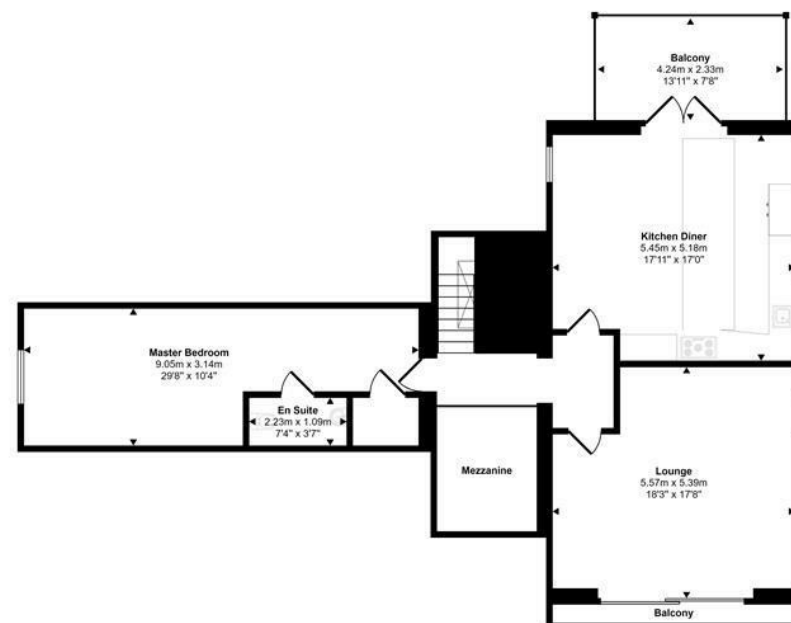


Ground Floor
Approx 141 sq m / 1521 sq ft



First Floor
Approx 99 sq m / 1070 sq ft

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 Snappy 360.



Roseleigh Simpson Cross, Haverfordwest, Pembrokeshire, SA62 6ET

- Detached House
- Upside Down Layout
- Sought After Location
- Front And Rear Gardens
- Balconies To Front And Rear
- Four/Five Double Bedrooms
- Panoramic Sea And Countryside Views
- Immaculately Presented
- Off Road Parking And Garage
- EPC Rating: C

Energy Efficiency Rating	
Current Rating	C
Potential Rating	B
Current EPC	66
Potential EPC	80
England & Wales	
Environmental Impact (CO ₂) Rating	
Current Rating	C
Potential Rating	B
Current EPC	66
Potential EPC	80
England & Wales	

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

£780,000

Property House, 12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: finest@westwalesproperties.co.uk TELEPHONE: 0345 094 3006



We Say...

****DETACHED FAMILY HOME WITH PANORAMIC SEA AND COUNTRYSIDE VIEWS**** A fantastic opportunity to purchase a detached house enjoying unbelievable panoramic views of the surrounding countryside and coastline. The property enjoys an 'upside down' layout, the living accommodation comprises of a Lounge with multi-fuel burner and vaulted ceilings, with sliding doors to a Juliette balcony to the front. A modern Kitchen/Diner is equipped with integral appliances and a balcony seating area to the rear. There is a Playroom which could be utilised as a Study/Fifth Bedroom, a Utility Room, downstairs Shower Room, and a modern family Bathroom with bath and separate shower. The Master Bedroom is served by an En-Suite WC, and there are three further Double Bedrooms, ones with En-Suite Bathroom. The property is in an excellent decorative order and is served by double glazing and oil fired central heating.

Externally, a driveway to the front provides ample off road parking and access to the integral garage, with electric roller door. There is a lawned garden to the rear which is ideal for families to enjoy the summer months. There is a detached garden room/workshop with a wooden pergola above a decked seating area. The panoramic views can be enjoyed from all aspects of the home and garden, reaching as far as Roch castle, the St David's Peninsula and the surrounding countryside to the South.

This is a unique and impressive family home that can be adapted to suit any family dynamic, viewing is highly recommended!



LOCATION

The village of Simpson Cross is approximately 4 miles north-west of the county town of Haverfordwest, and within a few minutes drive of the long sandy beach of Newgale, popular with surfers and bathers alike. Haverfordwest provides a wide range of amenities such as main line train station, hospital, library, secondary schools, further education college, leisure centre and swimming pool, cinemas, supermarkets, retail parks etc.

GENERAL INFORMATION

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.
TAX: Band D

Please note that the property is served by private drainage.

ADD/ESL/08/23/OK EJL

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

DIRECTIONS

From our Haverfordwest Office take the A487 towards St Davids. Continue along this road for approximately 4 miles until you reach the village of Simpson's Cross. At the T-Junction in the centre of the village, take the left-hand turn in the direction of Nolton Haven. Continue along this road for approximately half a mile where the property will be found on the left-hand side. What3Words: amount.cured.coasted.



WEST WALES FINEST PROPERTIES

LOCATION AERIAL VIEW



