

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.
 TAX: Band C

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/05/23/OKJETH
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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.

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

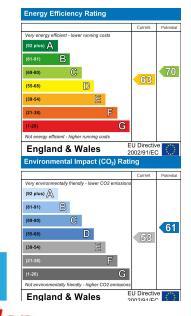


39 St. Leonards Avenue, Crundale, Haverfordwest, Pembrokeshire, SA62

- ADW**
- Detached House
 - Three Double Bedrooms
 - Very Well Presented
 - Front and Rear Gardens
 - Double Glazing and Oil Heating
 - Village Location
 - Downstairs Office/Study
 - Off Road Parking
 - Conservatory To Rear
 - EPC Rating: D

No Onward Chain £280,000

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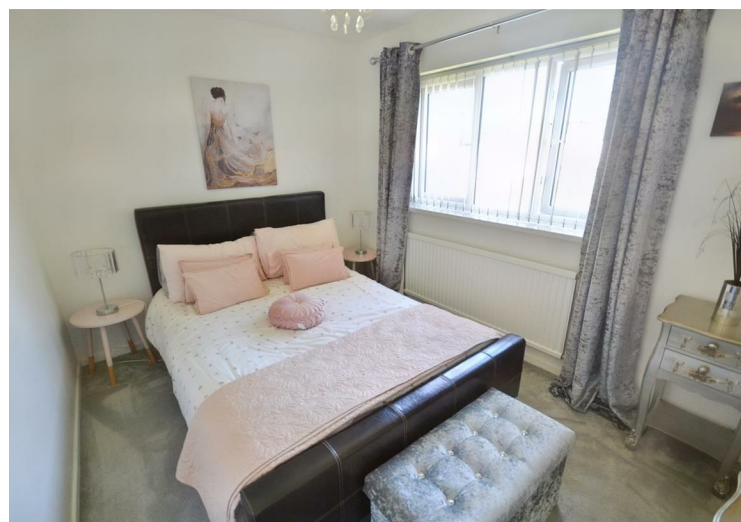
**** VIRTUAL VIEWING ****

A very well presented detached house located on a residential cul-de-sac in the sought after village of Crundale. The accommodation briefly comprises; modern, fitted Kitchen with a selection of wall and base units, Utility Room, Study (which could be used as an extra bedroom), Lounge with feature fireplace and Conservatory on the Ground Floor. Stairs lead up to Three Double Bedrooms and a Family Sized Bathroom on the First Floor. The property benefits from Double Glazing and Oil Central Heating.

Externally; To the front is off-road parking on the driveway with a garden which is laid to lawn. Gated side access leading to the nicely manicured rear garden, laid to lawn with decking and patio areas, two timber sheds and secure fencing. Views can be enjoyed from the upstairs rear facing bedrooms.

This well appointed accommodation would make the perfect family Home. Viewing is highly recommended!

Crundale is a popular, sought after location and has its own village post office and village hall. Haverfordwest with its range of shops, schools, hospital and amenities is only approximately two miles away. The glorious Pembrokeshire Coastline and the Preseli Hills are within easy reach and form part of the National Park, an area of outstanding natural beauty. Also close by is Scolton Manor, and Llys Y Fran Reservoir and Country Park.



DIRECTIONS

From our Haverfordwest office, proceed around the one-way system until reaching the roundabout at Morrison's supermarket and take the third exit into Prendergast. Follow the road along and take the second turning right up Cardigan Road. Follow this road to the roundabout and take the second exit left towards the village of Crundale. At the fork in the road, turn right onto Chapel Road (following signs for Clarbeston Road). Take the fifth turning on your left hand side into St Leonard's Avenue. In the esate turn right, and then left, and the property will be found on your left hand side. What3Words: jacuzzi.visitor.unimpeded

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