

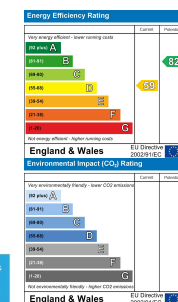


**Ferndale, Welsh Hook Road Hayscastle Cross, Pembrokeshire, SA62 5NY**

- Detached Bungalow
- Three Bedrooms
- Conservatory To Rear
- Oil Ch & Double Glazing
- Garage & Off Road Parking
- Countryside Views To Rear
- 18' Living Room
- Front And Rear Gardens
- Popular Village Location
- EPC Rating: D

**Price £325,000**

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

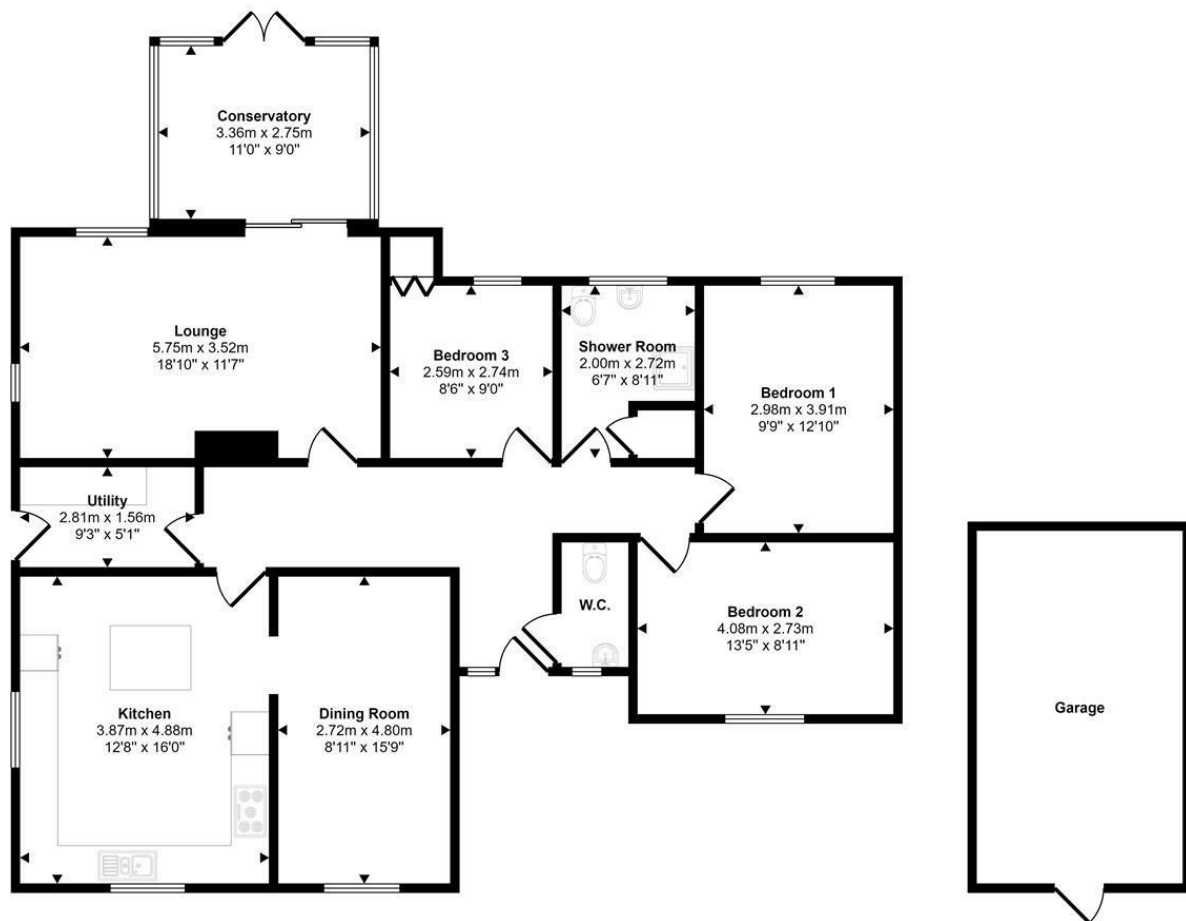


12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

**The Agent that goes the Extra Mile**



Approx Gross Internal Area  
143 sq m / 1542 sq ft



Floorplan  
Approx 125 sq m / 1344 sq ft

Garage  
Approx 18 sq m / 198 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 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 E

ADD/ESL/08/23/JETH

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.

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Ferndale is a very well presented detached bungalow located in the popular village of Hayscastle Cross. The layout of the property briefly comprises of an Entrance Hall, Lounge, Conservatory, Cloakroom, Utility Room, Three Bedrooms and a Shower Room. The property has been modernised by the current vendors and now boasts a modern kitchen and shower room suite, and oak doors. The property is served by double glazing and oil fired central heating.

Externally, there is a driveway to the front providing off road parking for two/three cars and access to the detached workshop. There are well tended gardens to both the front and the rear, with mature shrubs and raised bedding areas and a patio seating area. The rear garden backs onto farmland which is used for growing crops, and enjoys fantastic countryside views.

This is a lovely family home, viewing is highly recommended!

The County Town of Haverfordwest, approximately 8 miles to the South has a wide range of amenities, including a mainline train station, hospital, leisure center, cinema, secondary schools, further education college, shops, restaurants, and retail parks, etc. The West Pembrokeshire Coastline is located approximately 5 miles West of Hayscastle at the beautiful sandy Newgale Beach. Similarly, St Davids is 8 miles in the other direction. Renowned for its Cathedral and Bishops Palace, St Davids has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Banks, Doctors and Dentists surgeries, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops and a Supermarket etc.



**DIRECTIONS**

From Haverfordwest take the B4330 road towards Hayscastle. Upon reaching Hayscastle Cross take your second right onto Welsh Hook Road. The property can be found a little further along on your left-hand side. What3Words: Marathon. Rhino/Hockey

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.