

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  
Oil Central Heating Mains Drainage Mains Water and Mains Electricity  
TAX: Band E

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

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CFH/AMA/02/24/OKEJL

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

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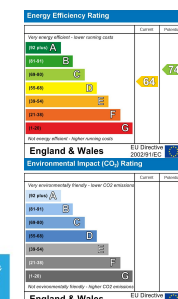


## Glenellen 16 Crofty Close, Croesgoch, Haverfordwest, Pembrokeshire, SA62 5HW

- Detached Bungalow
- 3 Bedrooms
- 3 Reception Rooms
- Garden
- Double Glazed
- Village Location
- Ensuite Shower Room
- Garage
- Oil Central Heating
- EPC Rating D

Price £340,000

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**The Agent that goes the Extra Mile**





A well presented detached bungalow located near the popular coastal village of Croesgoch within walking distance to the local primary school. The property can appeal to many buyers from someone looking for a home to enjoy their retirement or a family just starting out.

The layout consists of entrance hall, dining room, kitchen, utility room, lounge, sun room, master bedroom with ensuite shower room, two bedrooms and a family bathroom. The property benefits from oil central heating and double glazing.

Externally a gated tarmac driveway gives ample off road parking and leads to a single garage. To the fore is a well maintained garden laid to lawn with mature shrubs and a paved path leads around to the rear garden with patio seating areas.

Croesgoch is a rural village situated mid-way between the Cathedral City of St Davids and the harbour town of Fishguard, with its amenities ferry terminal and public transport links. Croesgoch is approximately 11 miles from the county town of Haverfordwest. Surrounded by the beautiful Pembrokeshire countryside, the property is within easy reach of the coast at Porthgain, and the beautiful Whitesands beach, with Solva and Newgale further to the South.



#### DIRECTIONS

From our office in Haverfordwest, take the A487 towards St Davids, turn left onto North Gate/ B4330 continue to follow B4330, turn right onto the B4330, turn left onto Edge Grove/ A487 On reaching the village of Croesgoch, turn right into Llanrhian Road, and then 1st left into Crofty Close. The property is the first property on the left hand side, denoted by our For Sale sign What3Words: unions.sizing.wrist

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