

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property. Property has Mains Drainage, Mains Electric, Mains Water,
HEATING: LPG Gas Central Heating
TAX: Band E

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

SSG/AMA/04/24/OK EJJ
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.

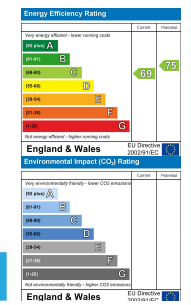
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Delfryn Spittal, Haverfordwest, Pembrokeshire, SA62 5QT

- Detached House
- Three Bathrooms
- Countryside Views
- Garage/Driveway Parking
- LPG Gas Central Heating
- Four Bedrooms
- Open Plan Kitchen/Dining Area/Living Area
- Rural Location
- Double Glazed
- EPC C

£535,000

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



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

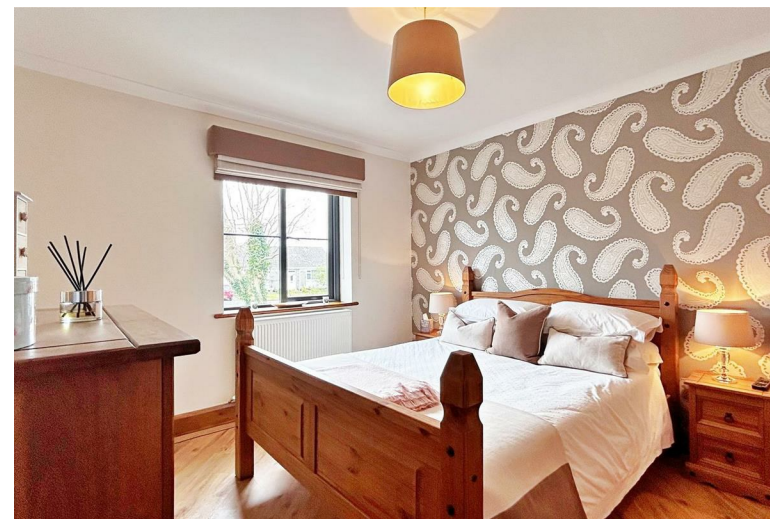
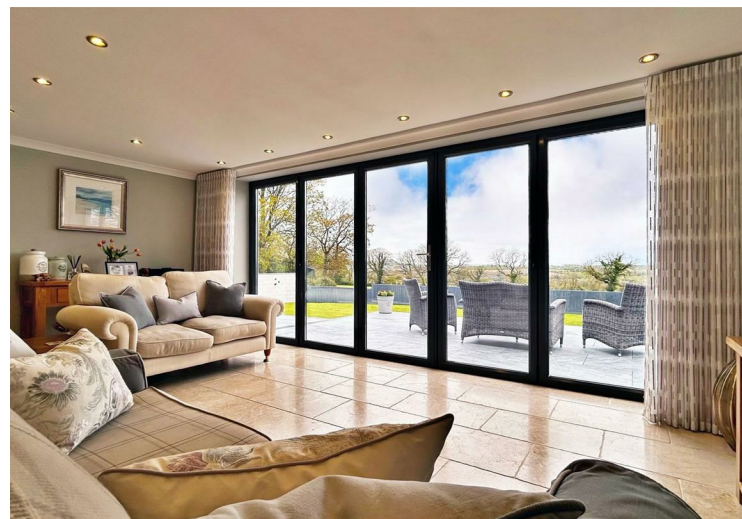
TELEPHONE: 01437 762626



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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The Agent that goes the Extra Mile





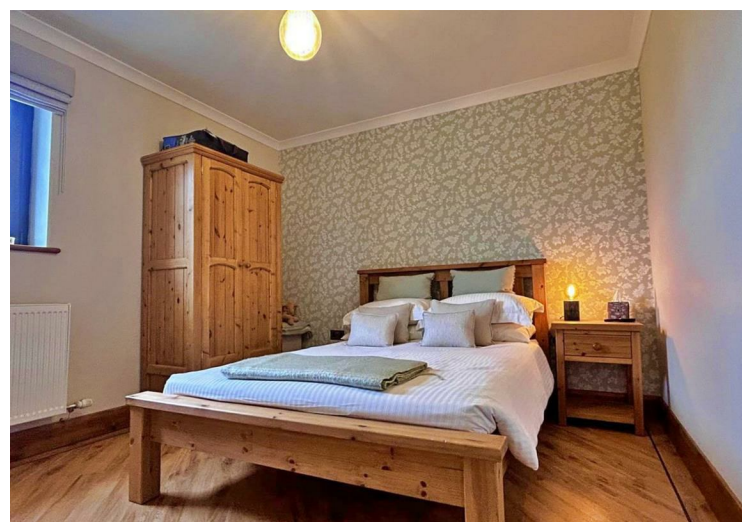
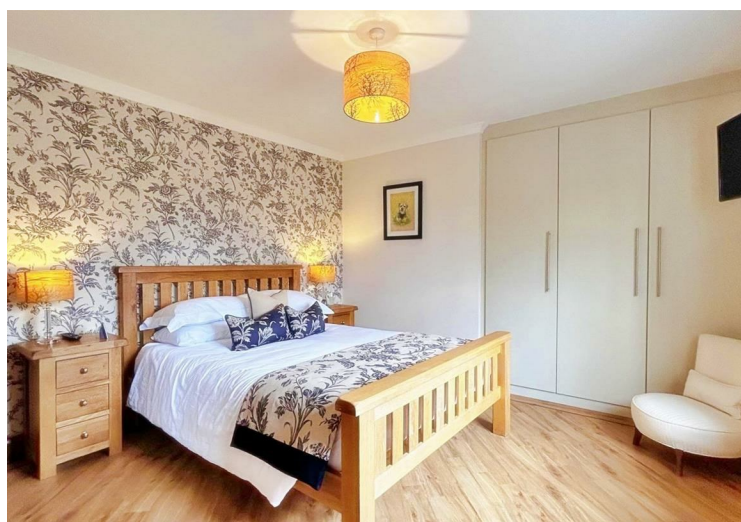
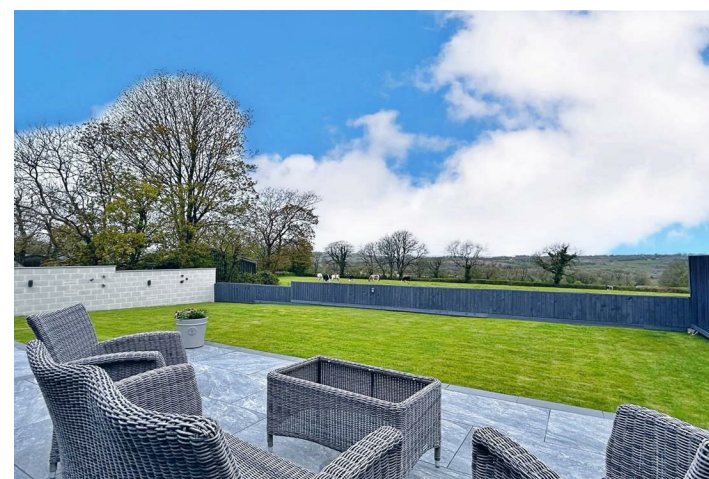
Built in 2012 this beautifully presented detached house is nestled in the rural village of Spittal enjoying magnificent views of the countryside to the rear.

The accommodation comprises of entrance hall, living room, dining room, open plan kitchen/dining area/lounge which creates a seamless flow between the living spaces, making it feel bright, airy, and welcoming. There is an integral garage with utility room and cloakroom. First floor bedroom with ensuite, two further bedrooms, office and bathroom. The property benefits from double glazing and gas central heating. Second floor master bedroom with ensuite.

Externally to the front of the property is a block-paved driveway which offers ample vehicular parking and leads to the garage. To the rear is an enclosed garden mainly laid to lawn with a patio area which is accessed via the bi-fold doors off the open plan living area, ideal for enjoying a cup of coffee in the morning or a glass of wine in the evening while taking in the serene surroundings.

The much sought after village of Spittal is a thriving community, with a church, public house, and primary school with an excellent local reputation. Spittal is some four miles north east of Haverfordwest, and just one mile from the A40. 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.

Haverfordwest has a wide range of amenities including Hospital, Main Line train station, Sixth Form College, Secondary Schools, Library, Leisure Centre and Swimming Pool, Cinema, Retail Parks, Supermarkets etc.



DIRECTIONS

From our office in Haverfordwest, proceed to the Safeway Roundabout and take the A40 towards Fishguard. Turn right for Spittal at the Corner Piece Pub, turning right at the next Crossroads and follow the road into Spittal. Turn left into the village centre, pass the Pump on the Green pub and once the farmhouse on the left hand side is in view, the entrance to the property is the next left turn, denoted by our for sale board. What3words merely.soils.custodial

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