

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 and Electric Heating  
TAX: Band D

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

CFH/AMA/05/24/OK EJJ  
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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.

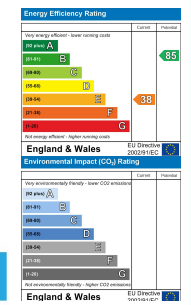
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

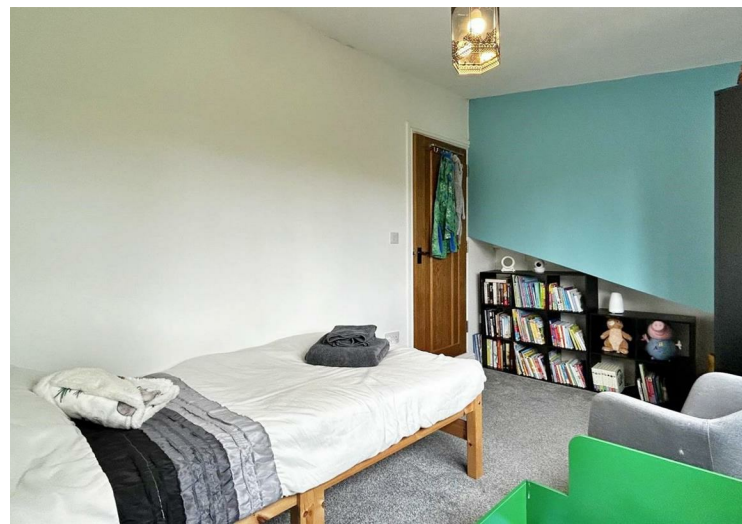
### Ty Pedwar Drws Croesgoch, Haverfordwest, Pembrokeshire, SA62 5JP

- Village Location
- 5/6 bedrooms
- Well Presented
- Driveway Parking
- LPG Gas Central Heating and Electric Heating
- Detached House
- Two Reception Rooms
- Garden
- Double Glazing
- EPC F

Offers In Excess Of £350,000

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



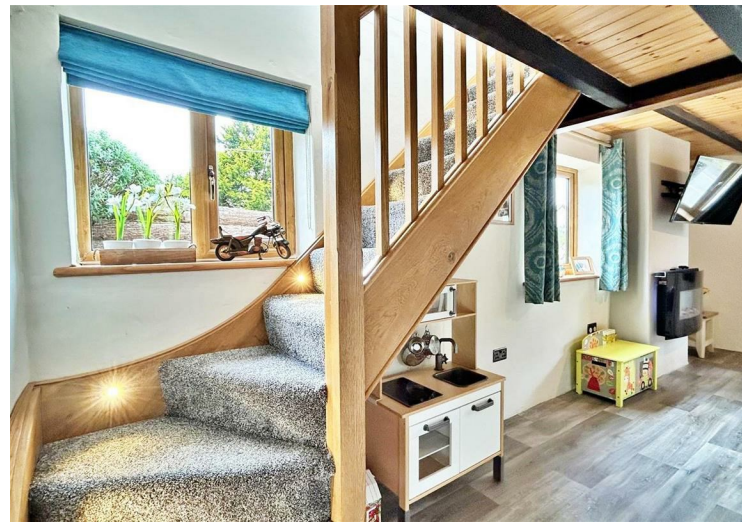


A well presented detached property in the heart of the popular coastal village of Croesgoch, situated on the A487.

The accommodation comprises of rear entrance hall/ utility, cloakroom, open plan kitchen/dining area, living room, a further cloakroom, two bedrooms, shower room, second reception room and front entrance. First floor master bedroom, three further bedrooms and bathroom. Property benefits from part LPG gas central heating and Electric and double glazing.

Externally to the side is an ornamental gravelled driveway which offers one vehicular parking space and a further 2 spaces directly outside the front of the property, although this land is highway owned. To the rear is an elevated lawn garden with mature trees and shrubs.

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 Haverfordwest office take the B4330 north east for some 14 miles, upon reaching village of Croesgoch and the T junction with the main A487 turn left in the direction of St Davids. Continue for 80 yards and the property will be found on the lefthand side. proceed past the turning on the left signposted to Haverfordwest. What3words clicker.perfume.demoted

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