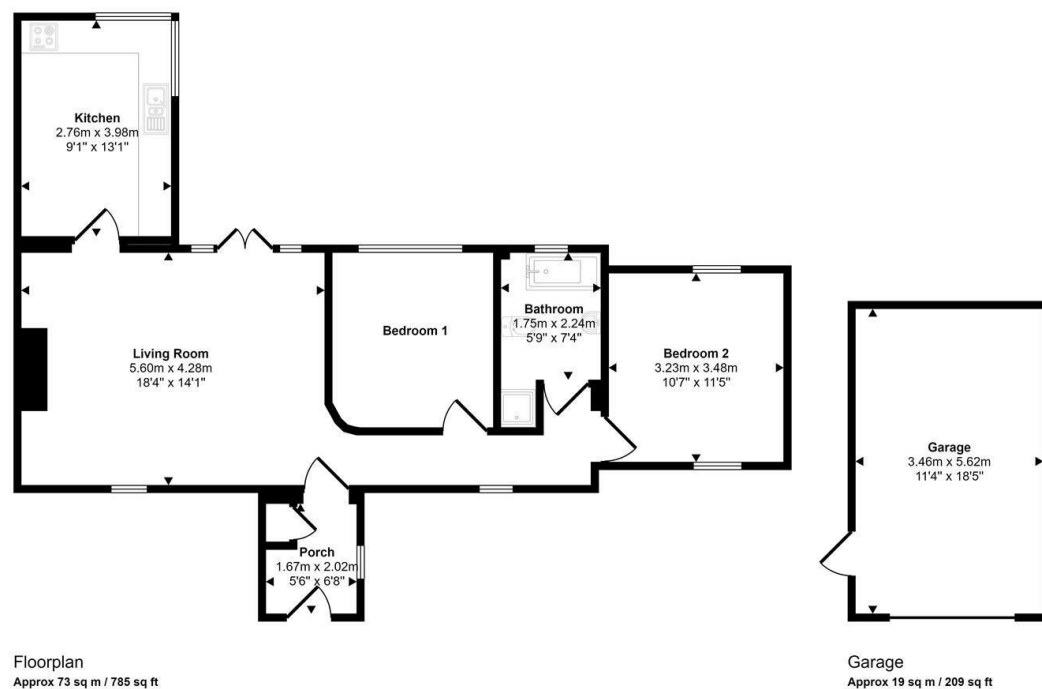


Approx Gross Internal Area
92 sq m / 994 sq ft



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.

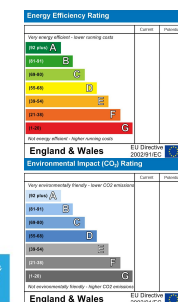


25 Elm Close Cuffern, Roch, Haverfordwest, Pembrokeshire, SA62 6HR

- No Chain
- Two Bedrooms
- Garden
- Village Location
- Gas Central Heating
- Semi Detached Bungalow
- Kitchen/Diner
- Driveway Parking and Detached Garage
- Double Glazed
- EPC TBC

Offers Over £250,000

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



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 Private Drainage, Mains Electric, Mains Water, Mains Gas
 HEATING: Gas Central Heating
 TAX: Band D

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

JETH/AMA/05/24/Draft

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<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

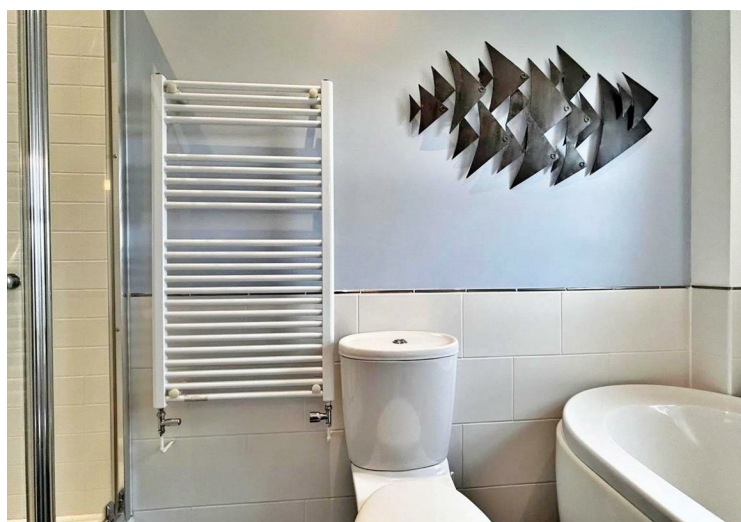
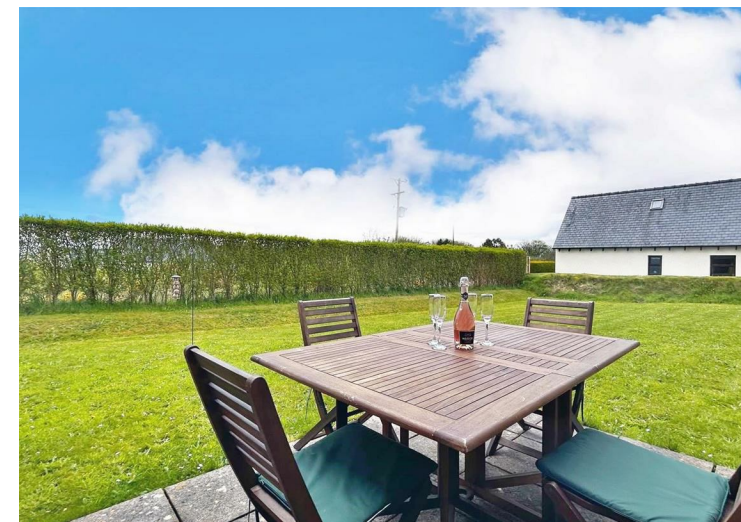
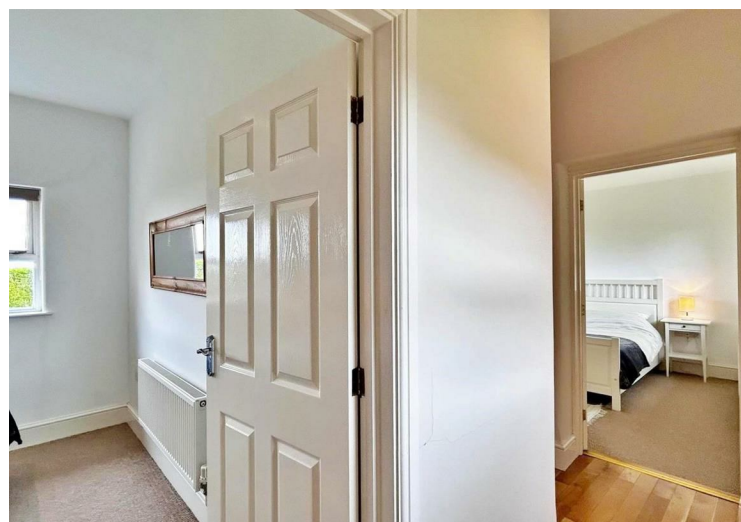


A beautifully presented semi-detached bungalow with vaulted ceilings situated in the rural village of Cuffern.

The accommodation comprises of entrance porch, living room, kitchen/diner, two bedrooms, and bathroom. The property benefits from gas central heating and double glazing.

Externally to the front, there is a lawned garden and a tarmac driveway which leads to the garage. To the rear is a garden mainly laid to lawn which is bordered by a Pembrokeshire bank and hedge. A patio seating area is accessed via the French doors in the living room.

The property is located on a scenic lane between Roch and Cuffern, and around 3.5 miles from Newgale, one of the best-known Blue Flag sandy beaches in West Wales, with its 2 miles of beach and wonderful surf. It lies halfway between the county town of Haverfordwest and the beautiful cathedral city of St. Davids. Haverfordwest has a wide range of amenities, including a mainline train station, hospital, sixth-form college, schools, cinema, and leisure facilities. The village of Roch, just a couple of miles away, has a junior school, church, and pub, whilst St Davids and Solva both have a wide array of cafes, restaurants, shops, and art galleries. The stunning scenery of the Pembrokeshire Coast National Park is on your doorstep and provides endless opportunities for walking and enjoying the flora and fauna of the area, whilst a myriad of sporting activities can be enjoyed either on the beach, sea, or golf course.



DIRECTIONS

From our office in Haverfordwest proceed out on the St Davids Road (A487) continuing for approximately 6 miles into the village of Roch. Upon entering the village take the first right at the crossroads, proceed through the village past the Castle and out of the village. Continue down the hill and up the other side taking the 2nd right for Cuffern. The entrance to Eastmoor Park can be found on the left hand side and Elm Close can be found as you enter and the property can be found on the right hand side. What3words schooling.dusted.motoring What3words schooling.dusted.motoring See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.