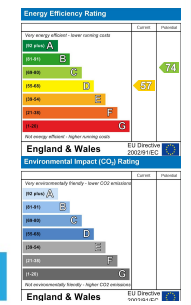


4 Southgate Park, Spittal, Haverfordwest, Pembrokeshire, SA62 5QQ

- Detached House
- Ensuite Shower Room
- Village Location
- Enclosed Rear Garden
- Oil Central Heating
- 4/5 Bedrooms
- Driveway & Garage
- Conservatory
- Double Glazed
- EPC Rating: D

Offers In Excess Of £500,000

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 Mains Drainage, Mains Electric, Mains Water
HEATING: Oil Central Heating
TAX: Band F

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

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

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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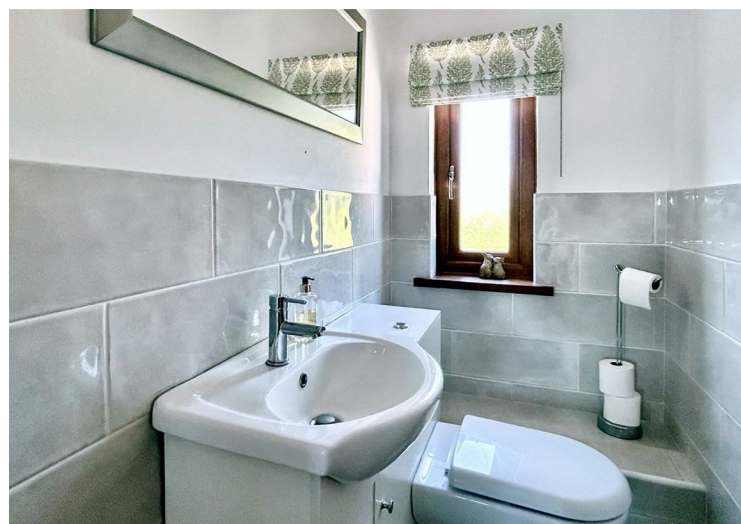
This detached 4/5 bedroom house sits in a cul-de-sac in the village of Spittal, approximately 6 miles from the county town of Haverfordwest.

The layout of the property briefly comprises of an entrance porch, hallway, a kitchen/breakfast room, leading to a utility room, a lounge, a conservatory, a snug/office/5th bedroom and a family bathroom. Upstairs there are four bedrooms, with an en-suite shower room to the master and a separate WC with a sink. The property benefits from oil central heating and double glazing.

Externally, the property is afforded with some privacy with a hedge to the front of the lawned area, and ample driveway parking for 3-4 cars which leads to a detached garage. To the rear, there is a patio seating area and some steps which lead to a lawned area.

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 northeast 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

What3words [flips.voters.buildings](https://www.what3words.com/Flips/voters/buildings)

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