

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: 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

SLS/AMA/07/24/Draft

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

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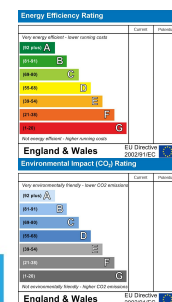


16 Cuffern Road, Simpson Cross, Haverfordwest, Pembrokeshire, SA62 6EF

- Detached Bungalow
- Open Plan Kitchen & Dining Room
- No Onward Chain
- Integral Garage & Off Road Parking
- Oil Central Heating
- Four Bedrooms/ Master with Ensuite
- Wrap Around Garden
- Popular Village Location
- Double Glazed
- EPC TBC

Offers In Excess Of £400,000

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The Agent that goes the Extra Mile





A detached four bedroom bungalow in the rural village of Simpson Cross. With an integral garage, off road parking and an established gardens this property is a must to view.

The accommodation briefly comprises of; hallway, kitchen, dining area, utility, living room, family bathroom, three bedrooms and a master suite with ensuite and walk-in wardrobe. Property benefits from oil central heating and double glazing.

Externally the property has gravelled off road parking to the front giving access to the garage. And a wrap around garden with established planting, and a patio and gravelled area to the rear.

The village of Simpson Cross is approximately 4 miles north-west of the county town of Haverfordwest, and within a few minutes drive of the long sandy beach of Newgale, popular with surfers and bathers alike. The beautiful Pembrokeshire coastline, with its rugged cliffs and coves can be enjoyed by walkers on the Coastal Path. The village benefits from a regular bus service between St David's and Haverfordwest, the nearest pubs are at Pelcomb and Roch which has a primary school. Haverfordwest provides a wide range of amenities such as main line train station, hospital, library, secondary schools, further education college, leisure centre and swimming pool, cinemas, supermarkets, retail parks etc.



DIRECTIONS

From our office in Haverfordwest, follow the signs for the A487 towards St Davids. Proceed through Pelcomb Cross to Simpson Cross, and turn right at the crossroads towards Cuffern. Pass the right turning for Cuffern View and the property can be found on the left hand side. What3words canoe.input.examples

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