

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 E

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

CFH/AMA/07/24/Draft

FACEBOOK & TWITTER

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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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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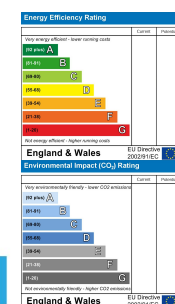


### 39 Ashford Park, Crundale, Haverfordwest, Pembrokeshire, SA62 4FG

- MODERN DETACHED HOUSE
- LOUNGE
- ENCLOSED GARDEN
- POPULAR VILLAGE LOCATION
- OIL CENTRAL HEATING
- 3 BEDROOMS
- KITCHEN/DINER
- DRIVEWAY PARKING
- DOUBLE GLAZING
- EPC RATING B

Price £310,000

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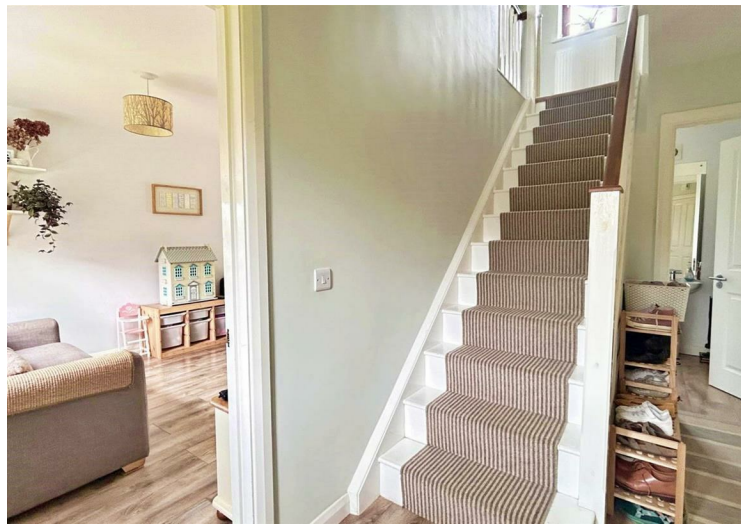


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**The Agent that goes the Extra Mile**







A well-presented detached house set in a popular residential area on the periphery of the sought-after village of Crundale. The property has an LABC warranty which is valid until April 2027.

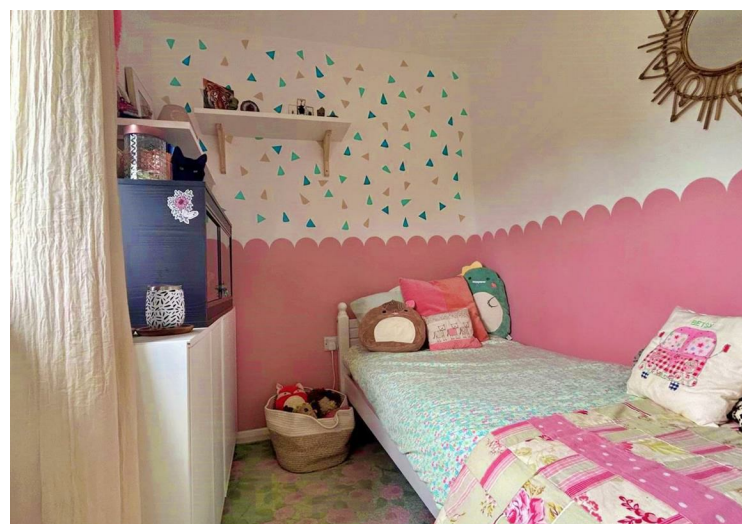
The accommodation comprises an entrance hall, lounge, kitchen/diner with French doors onto the rear garden, and WC/cloakroom. Upstairs master bedroom with potential ensuite, two further bedrooms, and a bathroom.

The property benefits from oil central heating and double glazing.

Externally to the front is a garden and to the side ample off-road parking as the driveway has been extended. There is gated pedestrian access that leads down both sides of the property to an enclosed back garden mainly laid to lawn with a patio area, bordered by trees and shrubs.

Viewing is highly recommended and would make an ideal family home, retirement, or investment buy.

Crundale is a popular location and has its own village hall. Haverfordwest with its range of shops, schools, hospital, and amenities is only approximately two miles away. 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, Llys Y Fran Reservoir, and Country Park.



### DIRECTIONS

From our Haverfordwest office continue onto High Street and take a slight right onto Dark Street, continue onto Mariners Square and turn right onto Barn Street/A487. Go through the mini roundabout and continue straight to stay on A487 at Bridgend Square(Morrisons) roundabout take 3rd exit onto Prendergast B4329 continue to follow B4329. Turn right onto Cardigan Road/B4329 at Cardigan Road roundabout take 2nd exit onto Park. Follow the road around to the right and the property can be found on the right-hand side. What3words push.searching.stung

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