

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. Sizes 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

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

ADD/AMA/08/24/OK EJL

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

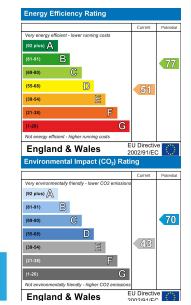


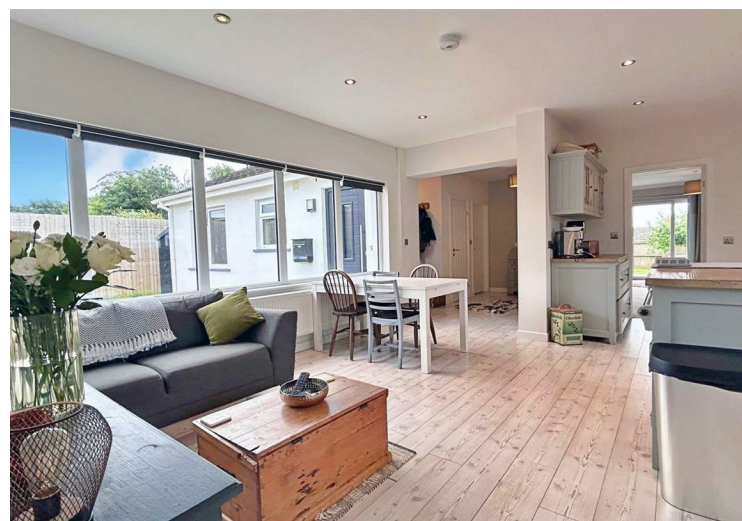
**Bernera West Gate, Spittal, Haverfordwest, Pembrokeshire, SA62 5QP**

- Detached Bungalow
- Four Bedrooms
- Village Location
- Driveway Parking
- Oil Central Heating
- Log Cabin
- Master Ensuite
- Garden Front and Rear
- Double Glazed
- EPC E

Offers Around £500,000

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





A beautifully presented detached four-bedroom bungalow situated in the rural village of Spittal

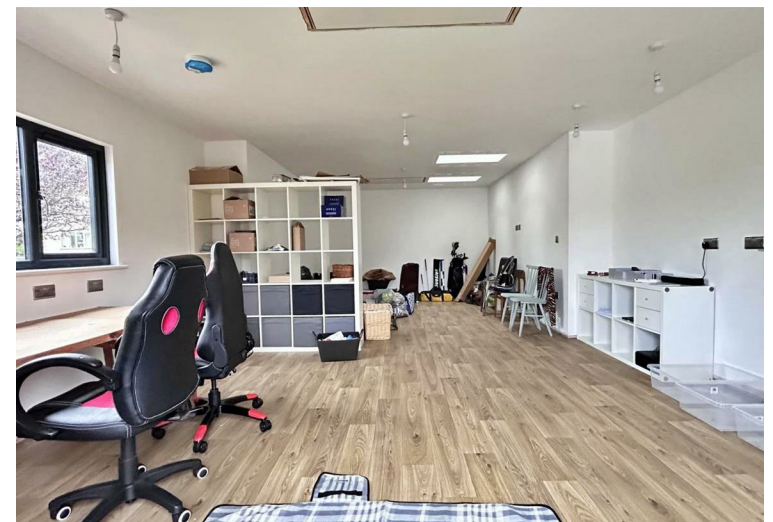
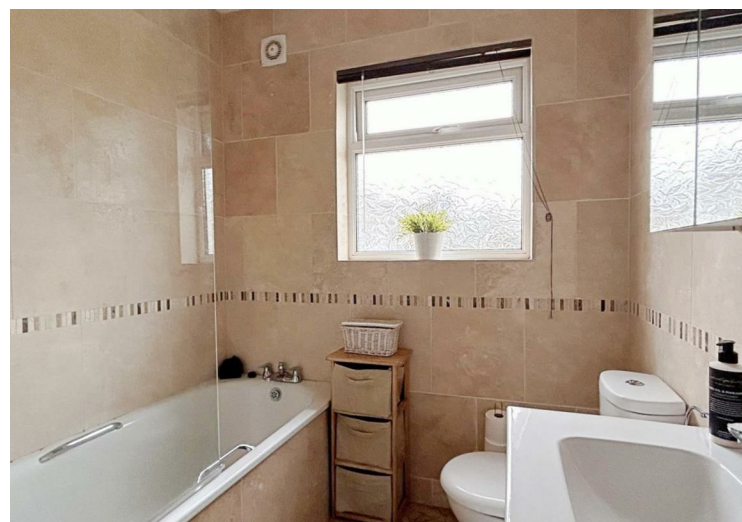
The accommodation comprises an entrance hall, cloakroom, kitchen/diner, lounge/dining room (with open log fire), utility room, master bedroom with ensuite, a further three bedrooms and family bathroom. The property has oil central heating and double glazing.

Externally to the front is a driveway offering ample parking, a garden laid to lawn, and further benefits from a log cabin which offers great space for additional living or business use. To the rear is an established garden mainly laid to lawn with a patio seating area.

Planning Ref: 16/0425/PA - Permission has been granted and works commenced to extend the dwelling to allow a 6m x 6m extension, offering the opportunity for further bedroom/en-suite space if desired.

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 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 are Scolton Manor, Llys Y Fran Reservoir, and Country Park.

Haverfordwest has a wide range of amenities including a Hospital, a Main Line train station, Sixth Form College, Secondary Schools, a Library, a Leisure Centre and Swimming Pool, a Cinema, Retail Parks, Supermarkets, etc.



### DIRECTIONS

From our office in Haverfordwest, take the A40 towards Fishguard. Turn right at the The Corner Piece pub, and turn right at the next cross roads towards Spittal. Pass the new school on the left hand side, and then turn left into Wesley Way. Bernera will be found on the right hand side a little further up (last bungalow in a row of 3 or 4). What3words marathons.face.fuss

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