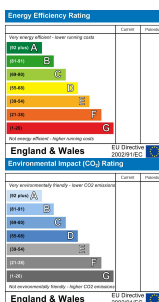


Bwthyn Ar Y Bryn Croesgoch, Haverfordwest, Pembrokeshire, SA62 5JT

- Detached Bungalow
- Two Bedrooms
- Kitchen / Dining Room
- Driveway Parking and Garage
- Solar Panels
- Village Location
- Ensuite Bathroom
- Courtyard Garden
- Air Source Heat Pump
- EPC TBC

Price £350,000

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: Air Source Heat Pump

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/ok

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

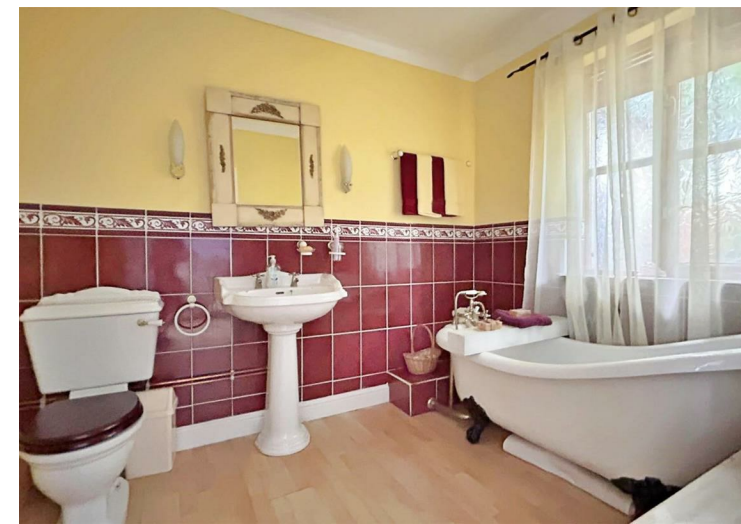


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The Agent that goes the Extra Mile



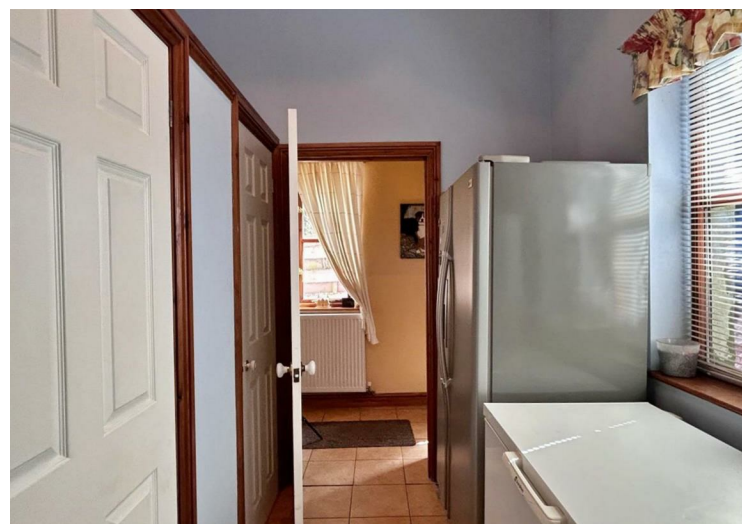
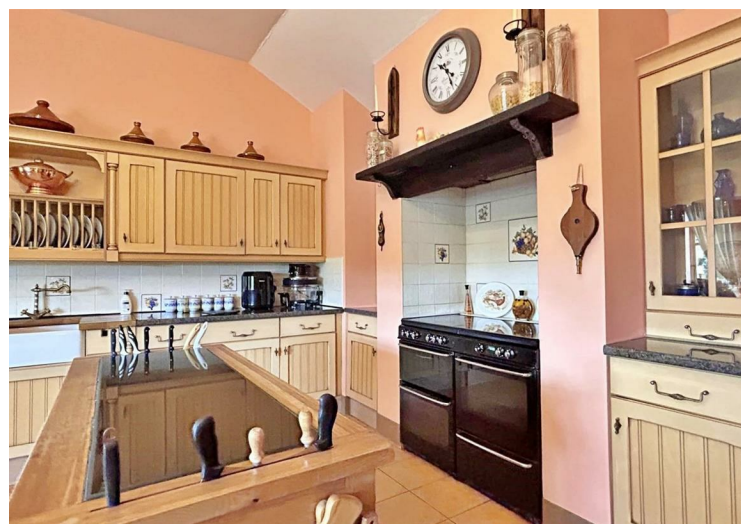


Located near the popular coastal village of Croesgoch this well-presented detached bungalow is within walking distance of the local primary school. The property can appeal to many buyers from someone looking for a home to enjoy their retirement or a family just starting out.

The accommodation comprises a entrance hall, living room, kitchen/diner with pantry, utility, shower room, master bedroom with ensuite bathroom and a further bedroom. The property benefits from an air-source heat pump and solar panels.

Externally a tarmac driveway gives ample off-road parking and a garage towards the rear with a log store. The frontage is surrounded by trees and shrubs. Located to the rear is an enclosed graveled courtyard garden with a variety of mature trees and shrubs and a wooden summer house can be found to the side.

Croesgoch is a rural village situated mid-way between the Cathedral City of St Davids and the harbour town of Fishguard, with its amenities ferry terminal and public transport links. Croesgoch is approximately 11 miles from the county town of Haverfordwest. Surrounded by the beautiful Pembrokeshire countryside, the property is within easy reach of the coast at Porthgain, and the beautiful Whitesands beach, with Solva and Newgale further to the South.



DIRECTIONS
From our office in Haverfordwest, take the A487 towards St Davids, turn left onto North Gate/ B4330 continue to follow B4330, turn right onto the B4330, turn left onto Edge Grove/ A487 On reaching the village of Croesgoch, turn right into Llanrhian Road, and the property can be found on the left handside immediately before Crofty Close on the left.
What3Words: quiz.pining.basicly
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.