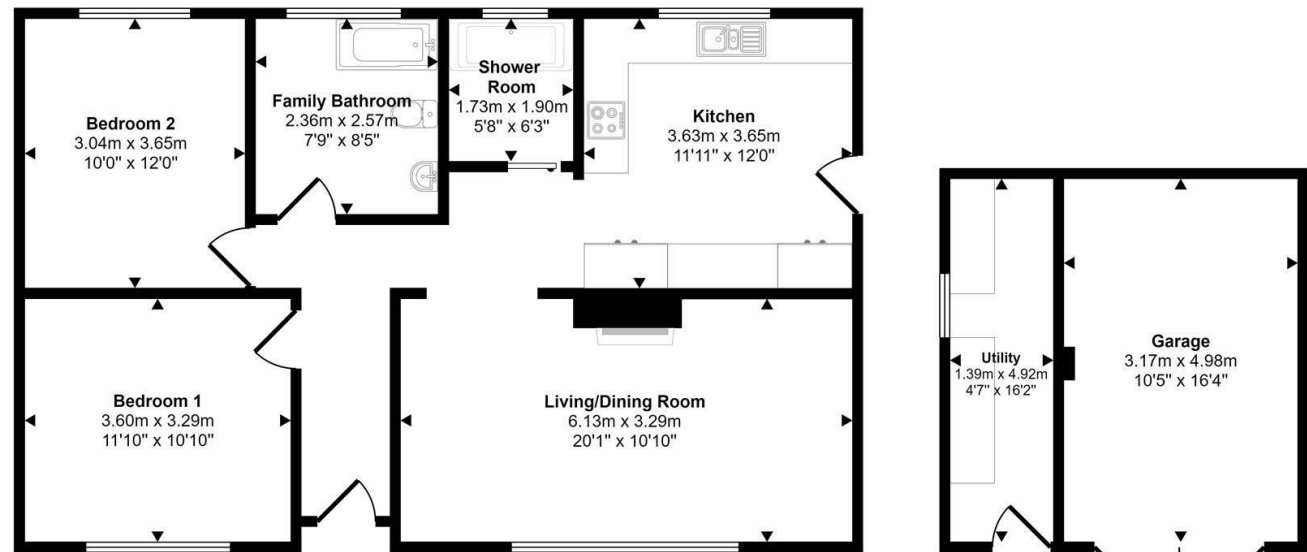


Approx Gross Internal Area  
102 sq m / 1102 sq ft



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.

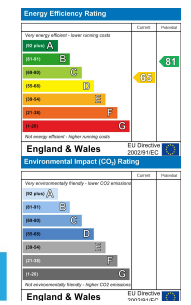


**Greenacres Poyston Cross, Crundale, Haverfordwest, Pembrokeshire, SA62 4DT**

- Detached Bungalow
- Shower Room & Bathroom
- Ample Off Road Parking & Garage
- Semi Rural Location
- LPG Gas Central Heating
- Two Bedrooms
- Gardens to Side & Rear
- Modern Interior
- Double Glazing
- EPC D

**Asking Price £295,000**

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: LPG Gas Central Heating  
TAX: D

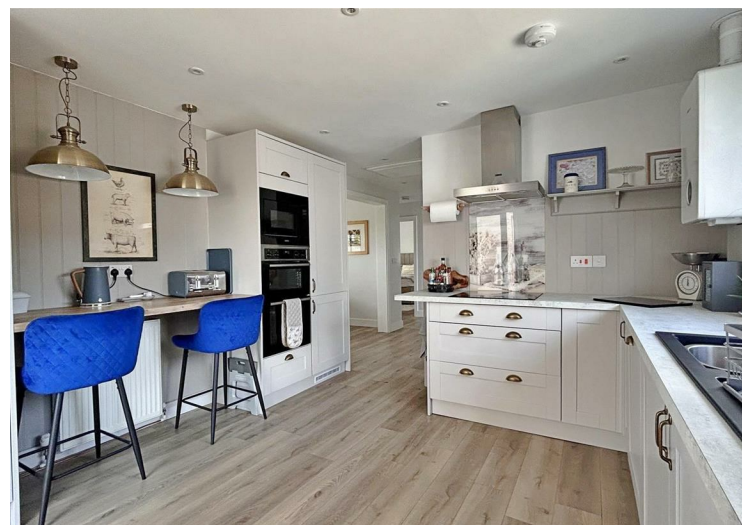
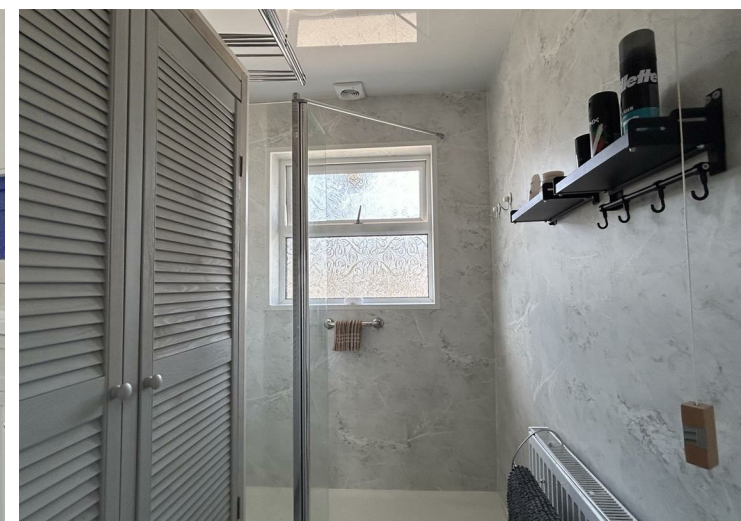
We would respectfully ask you to call our office before you view this property internally or externally  
Please be advised some pictures have been supplied by our vendors.

SLS/AMA/09/24/OKSLS  
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.

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

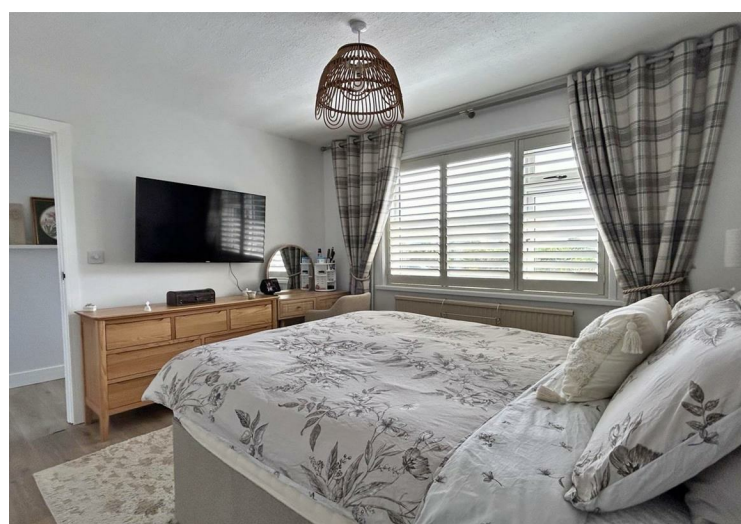


Greenacres is a recently improved well presented two-bedroom bungalow in the semi-rural area of Poyston Cross, Crundale. Offering a modern open plan interior and scope to increase the accommodation (subject to the necessary permissions) a viewing of this property is highly recommended.

The accommodation briefly comprises; entrance hall, two bedrooms, bathroom, shower room, modern kitchen and lounge. This property benefits from LPG gas central heating and double glazing.

Externally to the front, there is a drive leading to the garage and ample off-road gravelled parking. The gardens are to the side and rear and offer areas of lawn and gravelled sections to enjoy the outside space. Attached to the garage there is an outside utility room.

Crundale is a popular, sought-after 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, as well as Llys Y Fran Reservoir & Country Park.



### DIRECTIONS

From our offices in Haverfordwest, take the B4329 Cardigan Road from the Morrisons Roundabout. Proceed up Prendergast, turning right for Cardigan, straight over the next roundabout towards Crundale, continuing on towards Cardigan for a few miles until you reach Crundale. Continue through the village heading for Poyston Cross. Once in Poyston Cross, the property will be found on the roadside on the left, denoted by our For Sale board. What3Words healers.scream.headsets

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