

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:

TAX: E

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

SSG/AMA/09/24/OK

FACEBOOK & TWITTER

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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

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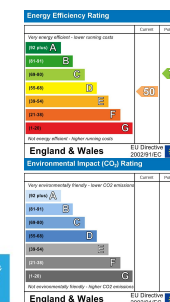


## Willersey Spittal, Haverfordwest, Pembrokeshire, SA62 5QP

- Detached Bungalow
- Village Location
- Mature Garden - Approx 0.28 Acres
- Kitchen / Breakfast Room
- Scope to Extend (STPP)
- Three Bedrooms
- Driveway & Garage Parking
- Two Reception Rooms
- LPG Central Heating
- EPC Rating: E

Offers Over £330,000

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**The Agent that goes the Extra Mile**





Welcome to this charming three-bedroom detached bungalow located in the picturesque village of Spittal, Haverfordwest. Situated on Watery Lane, this property offers a perfect setting for those seeking a change of lifestyle.

Upon entering, the hallway gives access to the L-shaped Kitchen/Diner, with the lounge at the opposite end, enjoying views of the garden to the rear, both providing ample space for entertaining guests or simply relaxing with your loved ones. The presence of a log burner adds a touch of warmth and cosiness to the lounge, creating a perfect ambience during the colder months.

This lovely bungalow boasts three well-appointed bedrooms offering built-in storage, with a family bathroom.

One of the standout features of this property is the ample driveway parking, making it easy for you and your guests to park comfortably. There is also a detached garage. Additionally, the enclosed mature garden to the rear provides an oasis where you can unwind and enjoy the beauty of nature.

This bungalow in Spittal would make an ideal family home/holiday retreat. Don't miss the opportunity to make this charming property your own and experience the joys of village life in Spittal.

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 some 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 and The Llys Y Fran Reservoir & 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 Haverfordwest take the A40 Fishguard road for approximately 3 miles turning right for Spittal at the Corner Piece Public House. Proceed on the road for about 1 mile and at the crossroads turn right. Upon entering the village, Watery Lane can be found on the right hand side, follow the lane down and the property can be found facing you denoted with a sale board. What3Words founder.internal.access

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