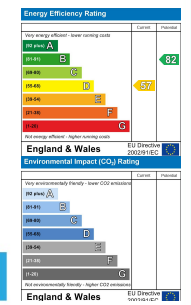


40 St. Leonards Avenue, Crundale, Haverfordwest, Pembrokeshire, SA62

- Chain Free
- Three Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Oil Central Heating
- Detached House
- Kitchen / Diner
- Village Location
- Double Glazed
- EPC D

Chain Free £180,000

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: Oil Central Heating
TAX: E

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

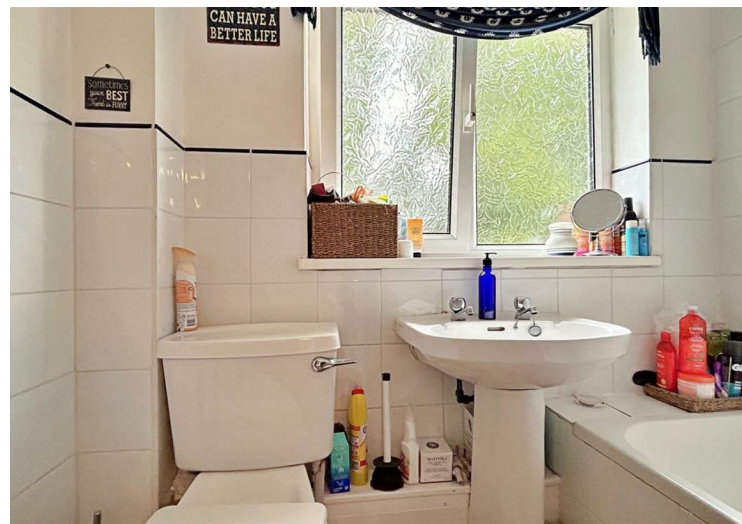
JETH/AMA/09/24/OK EJL

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

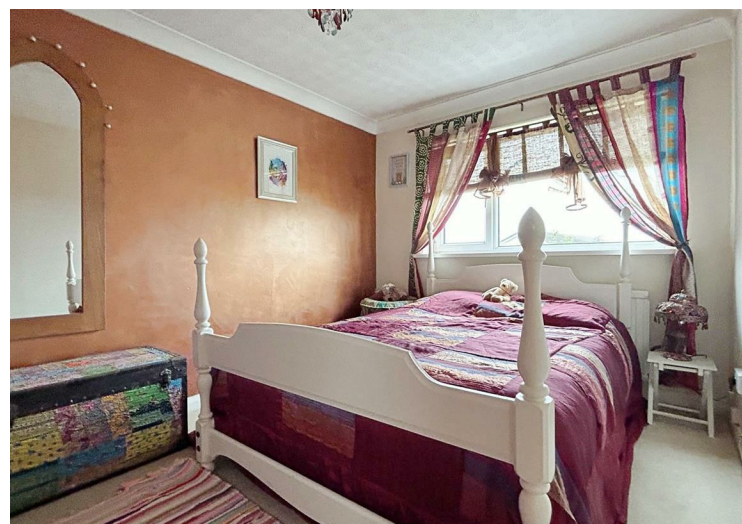


A well presented three bedroom detached house located on a residential cul-de-sac in the sought after village of Crundale with rural views to the rear.

The accommodation briefly comprises of entrance porch, hall, lounge, kitchen/diner and conservatory. First floor three bedrooms and a bathroom. The property benefits from oil central heating and double glazing.

Externally there is a driveway to the front offering ample parking. An enclosed garden to the rear mainly laid to lawn with decked area.

Crundale is a popular, sought after location and has its own village post office and 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, and Llys Y Fran Reservoir and Country Park.



DIRECTIONS
From Haverfordwest take the B4329 Cardigan Road. At the (former Boot & Shoe) junction bear right into Crundale. Proceed into the village and turn left into St Leonards Avenue and follow the road around. The property will be found on your right hand side. What3words sprawls.dispensed.tribal

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.