

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: We are advised Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

Mains Water, Mains Electric Mains Drainage

HEATING: LPG Gas

TAX: Band D

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

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SSG/AMA/02/24/OK EJJ

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

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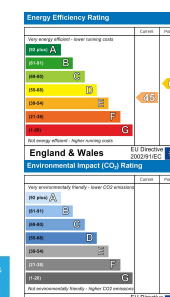


## 9 Fairbush Close, Crundale, Haverfordwest, Pembrokeshire, SA62 4ER

- Detached Bungalow
- Garage & Driveway
- Lounge & Separate Dining Room
- LPG Central Heating
- Corner Plot
- Cul-de-sac Location
- Three Bedrooms
- Conservatory
- Double Glazing
- EPC Rating: TBC

Offers Around £250,000

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**The Agent that goes the Extra Mile**







A well-presented detached bungalow in a corner plot, located on a cul-de-sac on the periphery of Haverfordwest.

The layout comprises; an entrance porch and hall, lounge, dining room, kitchen, conservatory granting access to the rear garden, three bedrooms, and a family bathroom. The property benefits from double glazing and LPG central heating.

Externally, the property offers driveway parking for 2-3 cars, and a single garage, currently utilised as a utility area.

Viewing is highly recommended to appreciate the space, location, and potential this property offers.

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 office in Haverfordwest head around the one way system until you get to Morrisons Roundabout, take the third exit heading up Prendergast Hill, follow the road signposted for Cardigan, Proceed straight on at the next roundabout heading for Crundale. Take the right hand exit into Crundale signposted for Clarbeston Road. Fairbush Close can be found on the left hand side. What3words: breath.validated.harmless

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