

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, Gas

HEATING: Gas

TAX: Band D

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

JETH/ESL/01/25/DRAFT

FACEBOOK & TWITTER

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<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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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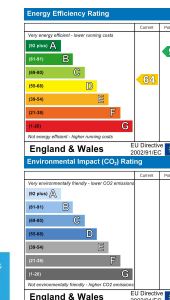


20 Rosemary Close, Crundale, Haverfordwest, Pembrokeshire, SA62 4EF

- Semi-Detached House
- Driveway Parking
- Immaculately Presented
- Downstairs WC
- Cul-De-Sac
- Two Double Bedrooms
- Garden To Rear
- En-Suite Shower Room
- Village Location
- EPC Rating: D

Offers Around £220,000

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The Agent that goes the Extra Mile





Welcome to 20 Rosemary Close, an immaculately presented semi-detached house located in the sought after village of Crundale. The property is approximately 1 mile North of Haverfordwest town, where all everyday amenities are available.

The layout of the property briefly comprises of an entrance hall with cloakroom, kitchen, open plan lounge/diner with French doors leading through to the garden. On the first floor are two double bedrooms, the master with an en-suite shower room, a single bedroom, and a family bathroom. The property is in an excellent decorative order boasting neutral tones and modern panelling. The property is served by electric heating and benefits from UPVC double glazing.

Externally, a driveway to the front provides off road parking for two cars. To the rear is a fenced garden with a patio seating area, and laid with Astro Turf for easy maintenance.

This is a perfect first time buy, 'lock up and leave' or investment, viewing is highly recommended!

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 our Haverfordwest Office, continue up High Street and take a slight right onto Dark Street, pass Hotel Mariners and turn right onto Barn Street. At the roundabout, continue straight on, through the traffic lights, and at the second roundabout take the 3rd Exit to Prendergast. Continue on to the Cardigan Road and at the roundabout take the 2nd exit. Once entering Crundale, Rosemary Close will be the second turning on your left, and the property will be on your left-hand side. What3Words: films.instance.footballers

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