

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, Privately owned Solar Panels

HEATING: Oil

TAX: F

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

JETH/ESL/05/25/

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**

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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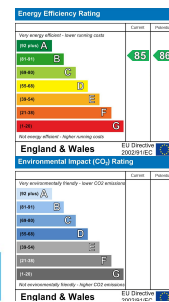


## Woldal Poyston Cross, Crundale, Haverfordwest, Pembrokeshire, SA62 4DT

- Detached House
- Master Bedroom With En-Suite
- Timber Frame Construction
- OIL CH & UPVC Double Glazing
- Garden To Rear And Off Road Parking
- Four Double Bedrooms
- Convenient Location
- Immaculately Presented
- Solar Panels
- EPC Rating: B

**£370,000**

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**The Agent that goes the Extra Mile**





An immaculately presented detached, four-bedroom residence with countryside views provides a versatile layout, perfect for a range of living arrangements, making it an excellent choice for families, professionals, or investors seeking a flexible space.

The accomodation comprises of entrance hall, hallway, WC, lounge, dining room benefiting from sliding doors to the garden, kitchen and utility room. First floor master bedroom with ensuite shower room, three further bedrooms and a family bathroom. The property is equipped with oil-fired central heating and double glazing throughout, ensuring comfort and efficiency. The privately owned solar panels help reduce energy bills, making the home both eco-friendly and cost-effective.

Externally, the front of the property features a block-paved driveway with plenty of off-road parking. The wrap-around garden, complete with a patio and seating areas, creates an ideal setting for alfresco dining and outdoor relaxation.

Viewing is highly recommended to appreciate all this property has to offer.

Crundale is approximately 2 miles from the town of Haverfordwest. It is a popular and sought after location with a community centre. Haverfordwest with its range of shops, schools, hospital and amenities is only approximately 2 miles away. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) for our own TV Channel with Location Films of the area.



### 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 .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.