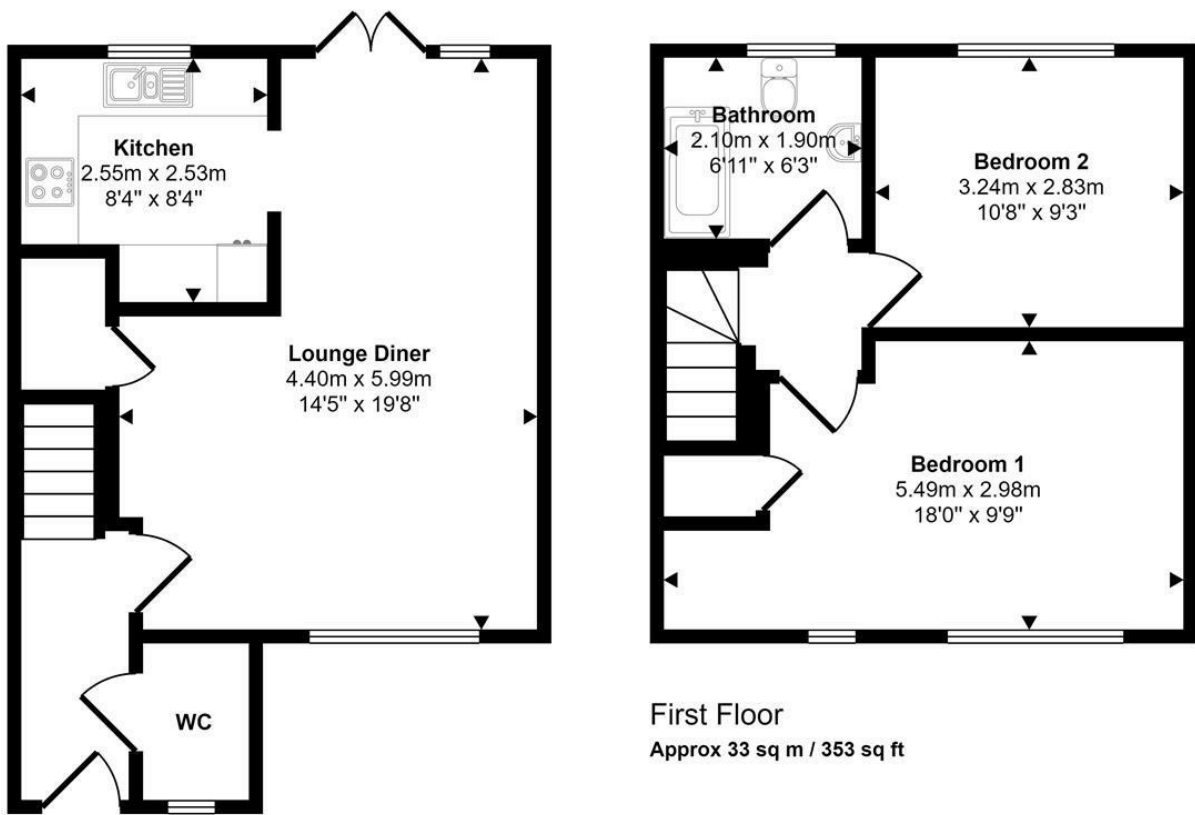


Approx Gross Internal Area
69 sq m / 748 sq ft



First Floor
Approx 33 sq m / 353 sq ft

Ground Floor
Approx 37 sq m / 394 sq ft

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: heat pump
TAX: D
We would respectfully ask you to call our office before you view this property internally or externally

ADD/ESL/10/24/OK

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
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

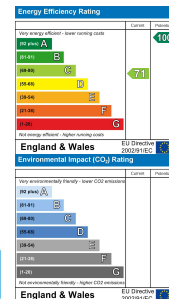


5 Y Glyn, Hayscastle, Haverfordwest, Pembrokeshire, SA62 5AQ

- Semi-Detached House
- Downstairs WC
- Neutral Decoration
- Two Allocated Parking Spaces
- Heat Pump and Double Glazing
- 2 Double Bedrooms
- Village Location
- Very Well Presented
- Underfloor Heating
- EPC Rating: C

Offers In Excess Of £150,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile





Welcome to 5 Y Glyn, a well presented semi-detached house located in the village of Hayscastle, approximately 7 miles out of Haverfordwest. The West Pembrokeshire Coastline is located approximately 5 miles West of Hayscastle at the beautiful sandy Newgale Beach. Similarly, St Davids is 8 miles in the other direction.

The layout of the property briefly comprises of an entrance hall with downstairs WC, an open plan lounge/diner with patio doors leading to the rear garden and an archway through to the modern kitchen fitted with integral appliances. On the first floor, there are two double bedrooms and a family bathroom. The property has underfloor heating throughout and is heated with an air source pump and is served by double glazing. There is a fresh neutral decoration throughout.

Externally, there is allocated parking for two cars, with steps leading up to a patio seating area by the front door. To the rear, there is a low maintenance courtyard garden which is enclosed by fencing making it safe for children and pets.

With the added appeal of no onward chain, this property is the ideal first time buy or investment. Viewing is highly recommended!



DIRECTIONS

From our Haverfordwest office take the B4330 in the direction for Croesgoch, follow the road for approximately 7 miles until you reach the village of Hayscastle, and the turn left into Y Glyn. The property will be found on your right-hand side. What3words: blink.dizzy.awoke

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