

TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band: E

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

ADD/ESL/09/25
TAKEONOK/LLE/26/09/25

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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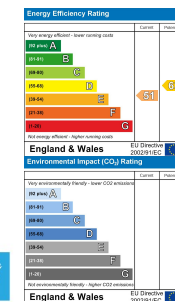


Bryncleddau 3 Crowhill, Haverfordwest, Pembrokeshire, SA61 2HL

- Semi Detached House
- Two Reception Rooms And Conservatory
- Off Road Parking And Garage
- Period Features
- Fantastic Family Home
- Four Bedrooms Plus Loft Rooms
- Elevated Position Overlooking Town And Castle
- Gardens To Front
- Gas Central Heating And Solar Panels
- EPC Rating: E

£375,000

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The Agent that goes the Extra Mile





Bryncleddau is a well presented semi-detached period house located on a private road, sitting within in a plot of approximately a third of an acre. The property benefits from an elevated position boasting a view over the county town of Haverfordwest. The property dates back to the early 1900's and boasts many original and character features included stripped panelled doors, quarry tiled flooring in the entrance hall and cast iron fireplaces with wood burning stoves. The property has a versatile layout set over three floors offering two reception rooms, a conservatory and four double bedrooms, with an open plan kitchen/diner. There is potential for some rooms (currently utilised as a utility room/store room/gym and downstairs bedroom) on the ground floor to be converted to a self contained annexe, subject to any permissions that may be required. The top floor is converted into storage rooms, giving scope for further bedrooms if desired. The property benefits from double glazing and gas central heating. Privately owned solar panels provide reduced energy bills and an annual cash return from the grid.

Externally, the property is located down a shared driveway to an off road parking area with space for 3 cars, there is access to a garage providing handy work/storage space. To the front of the property is a beautifully tended split level garden. On the top level is a patio seating area and well tended lawned garden, progressing on to a lower garden area. Views of the Old Town and Castle can be enjoyed from most aspects of the house and garden.

Viewings on this unique family home is highly recommended!

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, main line train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.



DIRECTIONS

From our office in Haverfordwest proceed up High Street into Dew Street and follow the one way system to the right into Albert Street and Barn Street, straight over the mini roundabout and take the 2nd exit off the Churn works roundabout into Northgate, and turn 1st left into North Crescent. Proceed up the hill for 100yrd then first right to castle view. Turn here and follow the bend, take the right-hand turn before the green garage, and you will find the property at the end of the driveway. What3Words: award.scenes.scope

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