

## Rowana Cross Park, Pennar

£240,000 Freehold

3 Bedrooms with flexible layout to suit your needs. • Contemporary Kitchen-Diner with central island, Quartz worktops, and French doors to the garden. • - Spacious Lounge with large windows for natural light. • - Walk-in Wardrobe with potential as a study, nursery, or 4th bedroom. • - Large Corner Plot with wrap-around garden, patio, and lawn. • - Turn-Key Property with modern interior and well maintained patio and garden. • - Driveway & Detached Double Garage with ample parking.





Blackbear are delighted to showcase Rowana, Cross Park to the open market. Tucked away in a quiet and sought-after cul-de-sac in Pennar, adjacent to the local golf course, **Rowana** is a beautifully presented **semi-detached dormer bungalow** offering modern, versatile living on a generous corner plot. This spacious & contemporary property is perfect for first-time buyers, growing families, or those seeking a peaceful forever home.

From the moment you enter through the side porch, Rowana impresses with its bright and airy interior. The ground floor offers a well-proportioned bedroom and an inviting lounge at the front of the home, as well as a modern bathroom. At the heart of the property, the high-spec kitchen-diner is perfect for both daily life and entertaining, seamlessly connecting to the private garden through French doors.







A beautiful oak staircase with glass balustrade provides access to the first floor accommodation, with two spacious double bedrooms and a third versatile room, currently used as a walk-in wardrobe but easily adaptable to your lifestyle needs.

Outside, enjoy the benefits of a **private corner plot** with a beautifully landscaped wrap-around garden, a sun-soaked patio area, and expansive lawn space—ideal for families, pets, or outdoor entertaining. The generous driveway and double garage provide parking for multiple vehicles.

**Viewing is highly recommended** to truly appreciate the space, style, and location of this superb home.

**Tenure:** Freehold

**Services:** We are advised that all mains services are connected.

Local Authority: Pembrokeshire County Council

**Council Tax:** Band D

**EPC Rating:**





#### Entrance Porch

7' 9" x 4' 1" (2.37m x 1.24m)

#### Hallway

#### Lounge

15' 4" x 13' 8" (4.67m x 4.17m)

#### Kitchen Dining Room

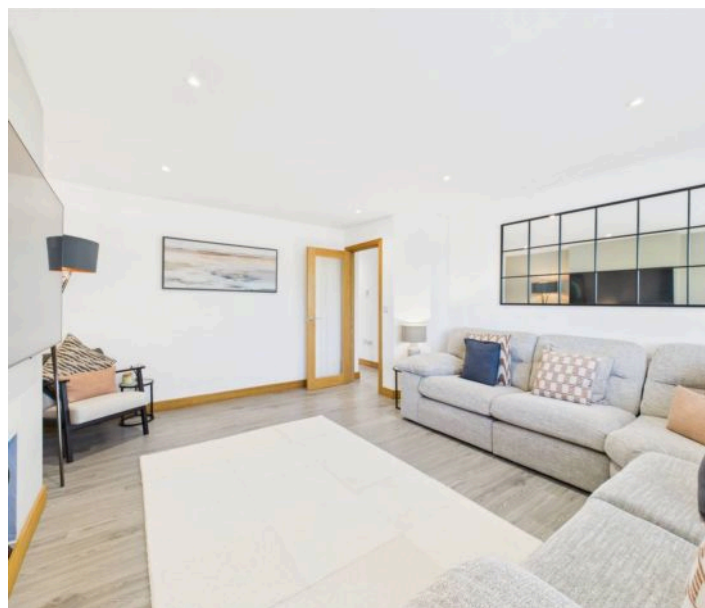
21' 1" x 9' 0" (6.42m x 2.74m)

#### Bathroom

6' 0" x 5' 8" (1.84m x 1.72m)

#### Bedroom 3

10' 5" x 6' 11" (3.17m x 2.12m)







## First Floor Landing

### Bedroom 1

11' 7" x 9' 4" (3.54m x 2.85m)

### Bedroom 2

11' 5" x 9' 8" (3.47m x 2.95m)

### Walk In Wardrobe

11' 5" x 5' 0" (3.47m x 1.53m)

### Garage

