



Crossways , Spittal, Haverfordwest, SA62 5DB

£300,000

*Spacious residence located on the periphery of the popular village of Spittal

*Ground floor includes: kitchen, office, sitting room, dining room

*First floor: 3 bedrooms and bathroom; two with en-suite

*Externally: lawned grounds, garage and greenhouse

SITUATION

Crossways is located a short distance from the centre of the popular rural village of Spittal which lies in the heart of the Pembrokeshire Countryside some 4 miles or so North of the County Town of Haverfordwest, which benefits from an extensive range of services and amenities. The village has a thriving Primary School and lies within easy reach of the stunning scenery of the Pembrokeshire Coastline, being a mile or so off the A40 Haverfordwest to Fishguard road.

DIRECTIONS

From Haverfordwest travel North on the A40 for some 3 miles or so and turn right for Spittal at 'The Corner Piece' public house. Proceed on this road for a further mile and the property will be seen on the left of the Crossroads.

DESCRIPTION

Crossways comprises a traditionally constructed detached house offering well proportioned accommodation that benefits from full central heating and UPVC double glazing. The Accommodation includes:

GROUND FLOOR

ENTRANCE HALL

A UPVC double glazed door opens into the hallway with stairs rising to the first floor, tiled floor and inner hallway.

UTILITY ROOM 13'1" x 12'7" (4.0 x 3.85)

With tiled floor and stainless steel sink unit with plumbing for automatic washing machine and adequate space for additional white goods.

CLOAKROOM

with wc wash hand basin and tiled floor.

KITCHEN 14'7" x 12'7" (4.45 x 3.85)



With tiled floor, part tiled walls and tongue & grooved ceiling. Equipped with a range of fitted base units with complimentary work surfaces over and incorporating a sink unit with further storage in matching wall mounted units. There is plumbing for a dishwasher and a extractor hood over the cooker with an arch opening into:

OFFICE 9'4" x 12'3" (2.85 x 3.75)



Having a focal point of a brick fireplace with a electric insert fire and enjoying a double aspect having a window to the rear and patio doors opening into the garden.

SITTING ROOM 15'7" x 16'4" (4.75 x 5.0)



With patio doors opening into the rear garden, wall lights and an electric fire within a timber surround. The sitting room leads directly into

DINING ROOM 14'1" x 11'9" (4.3 x 3.6)



With wall lights, window to front.

FIRST FLOOR

LANDING

with airing cupboard and loft access.

BEDROOM 1 13'11" x 10'11" (4.25 x 3.35)



With built in wardrobes and an ensuite with part tiled walls, shower cubicle, wc and wash hand basin.

BEDROOM 2 9'4" x 11'7" (2.85 x 3.55)



With built in wardrobe, vanity wash hand basin with lights/shaver point over.

BEDROOM 3 16'2" x 9'4" (4.95 x 2.85)



with built in wardrobe and ensuite having part tiled walls, bath with shower attachment, wc and wash hand basin.

BATHROOM 7'8" x 12'9" (2.35 x 3.90)



with a garage and greenhouse. For those purchasers looking for a rural home in a convenient setting, viewing is highly recommended.

with sloping ceiling, part tiled walls, bath, wc and wash hand basin with light/shaver point over.

EXTERNALLY



Crossways is set back off the road via a gated private driveway with adequate car parking space and turning area, standing in good sized grounds to include lawned areas with shrub borders and dog proof fencing surround, alongside a garage and a greenhouse.

SERVICES

Crossways benefits from mains water and electricity, together with private drainage. There is a full oil-fired central heating system, and the property is fully double glazed.

TENURE

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire. Tel: 01437 760 440

GENERAL REMARKS

Crossways is a spacious residence that is ideally suited as a family home, benefitting from good sized bedrooms, two of which have en suite facilities. The ground floor offers flexible accommodation that perhaps could be reconfigured to provide a further bedroom if required. The kitchen is well equipped with a good range of units. Externally, Crossways benefits from good-sized grounds that includes ample off-road car parking space, together

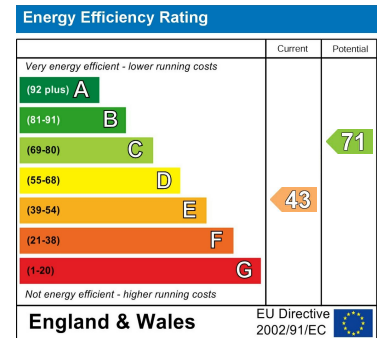
Floor Plan



Area Map



Energy Efficiency Graph



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