



## Ty Gwyn Poyston Cross, Haverfordwest, SA62 4DU

**Offers Over £600,000**

- \*Ty Gwyn, Crundale – set on a very large private plot with sweeping grounds
- \*Two gated driveways providing access and parking for up to 12 vehicles plus garage
- \*Beautifully maintained front and rear gardens with lawns, mature trees, flowers, and shrubs
- \*Stunning countryside views, with far-reaching vistas towards the Preseli Mountains and St Davids
- \*Four spacious bedrooms, including two with en-suite bathrooms
- \*Generous reception rooms ideal for family living and entertaining
- \*Self-contained annex, perfect for multi-generational living, guests, or home office use
- \*Magical sunrises and sunsets enjoyed from the rear of the property
- \*Secure, enclosed grounds with greenhouse, workshops, storage sheds, and sitting areas
- \*A truly perfect family forever home, combining space, elegance, and versatility



### Description/Situation

Welcome to Ty Gwyn, Crundale – a truly impressive residence set on a very large plot with outstanding gardens, breathtaking views, and exceptional accommodation throughout. Approached via a sweeping driveway with two separate access points, the property immediately captures attention with its space, privacy, and beautifully maintained presentation.

The accommodation is both generous and versatile, making it an ideal family forever home. Internally, the property has been beautifully kept and thoughtfully arranged, offering bright and spacious living areas. There are four well-proportioned bedrooms, two of which benefit from modern en-suite facilities, along with a selection of large reception rooms perfectly suited for both family living and entertaining.

A particular highlight is the self-contained annex, offering fantastic potential for multi-generational living, guest accommodation, or even as a home office.

Externally, the property continues to impress. The large front and rear gardens are immaculately presented, with sweeping lawns, mature planting, and private seating areas to enjoy the outdoor setting. From the first-floor windows, the property boasts stunning views across open countryside, stretching towards the Preseli Mountains and St Davids, where the most magical sunrises and sunsets can be enjoyed daily.

Ample parking is provided via the driveway and garage, with space for up to 12 vehicles off-road.

This is a rare opportunity to acquire a home that combines elegance, space, and versatility in such a sought-after setting. Ty Gwyn is not just a house, it is the perfect place to create a lasting family home, with scenery that inspires in every season.

### Entrance Porch



Property entered via part obscure composite door with obscure window to side, double glazed windows to fore, high gloss floor tiles, spotlights, glazed pvc door with window to side leading into hallway.

### Hallway



Decorative vinyl flooring, radiator, solid oak staircase leading to first floor landing, doors leading off to:

### Sun Room



Double glazed windows to fore and side, glazed door to side leading to side garden space, high gloss floor tiles, spotlights.

## Living Room



Large double glazed windows with sliding door to fore, wall mounted vertical radiator, feature marble fireplace with electric fire insert, wooden French doors with windows to side leading through to dining room.

## Dining Room



Double glazed windows to rear, French doors through to kitchen, wooden French doors with windows to side leading through to living room.

## Family Shower Room



Double glazed window to side, tile splash back, low level w.c, wash hand basin, wall mounted heated towel rail, double shower enclosure with electric shower.

## Kitchen/Breakfast Room



Double glazed window to side, a range of wooden wall and base units with work surface over, feature kitchen with granite work surface over, additional fitted dresser space to include cupboard space, drawers and shelving, brick effect tile splash back, integral eye level electric oven and grill, integral electric hob with extractor hood over, stainless steel double sink and drainer with mixer tap over, integral dishwasher, door through to utility room.

## Utility Room



Pvc glazed door to side, double glazed window to side, radiator, wall and base units with work surface over, stainless steel sink and drainer with mixer tap over, brick effect tile splash back, space for white goods, plumbing for washing machine. Also includes a fitted housekeeper's cupboard. Loft access, door through to side porch.

## Side Porch

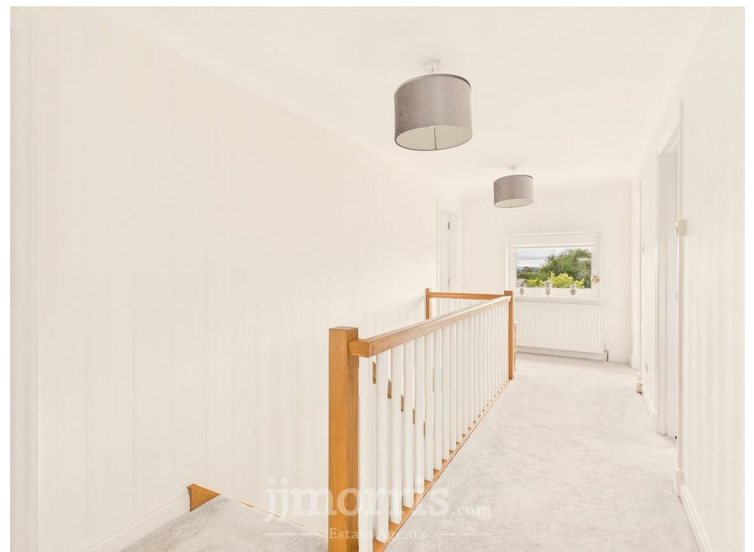
Glazed pvc door to side, door through to annex.

## Bedroom 1



Double glazed window to fore, radiator, walk in wardrobe space to include fitted wardrobes and drawer space, door through to ensuite.

## First Floor Landing



Double glazed window to fore, radiator, fitted cupboard space housing hot water tank, doors leading off to:



## Ensuite



Half height wall tiles, low level w.c, was hand basin, wall mounted heated towel rail, bath with central mixer tap and shower attachment over.

## Ensuite



Half height wall tiles, low level w.c, wash hand basin, wall mounted heated towel rail, shower enclosure with electric shower, extractor fan.

## Bedroom 2



Double glazed window to rear, radiator, door to ensuite and fitted wardrobes also.

## Bedroom 3



Double glazed windows to rear and side, radiator, fitted wardrobe and shelving space.

## Bedroom 4



Double glazed window to side, radiator.

### Family Bathroom



Obscure double glazed window to fore, half height wall tiles, low level w.c, wash hand basin, bath with mixer tap and shower attachment over, wall mounted chrome heated towel rail.

### Annex Hallway



Double glazed window to side, radiator, leading off to:

### Annex Kitchen



Double glazed window to side, a range of wall and base units with work surface over, tile splash back, stainless steel sink and drainer with mixer tap over, integral electric hob and oven with extractor hood over, integral fridge and dishwasher.

### Annex Lounge



Double glazed windows with sliding door to rear, radiator, electric fire suite.

### Annex Bedroom



Double glazed windows with sliding door to rear, radiator.



## Annex Bathroom



Obscure double glazed window to side, low level w.c, wash hand basin, half height wall tiles, wall mounted heated towel rail, bath with mixer tap and shower attachment over.

## Garage

Electric door to fore operated by remote, full power and lighting supply, wooden steps leading to roof storage space which is boarded and floored.

## Externally



This property sits proudly on a substantial plot, approached via a sweeping gated driveway with two separate access points, offering both convenience and grandeur. The impressive front garden is mainly laid to lawn and beautifully complemented by a variety of mature trees and established shrubbery, creating an inviting and private setting. A tarmac forecourt and paved area directly in front of the property provides additional parking and ease of access.

To either side of the property, gated pathways lead through to the rear garden, where the grounds truly come into their own. To one side you will find a delightful pond and sitting area, and to the opposite a versatile storage shed/workshop that also houses the oil boiler.

The rear garden is exceptionally spacious, predominantly laid to lawn and enhanced by an outstanding collection of mature flowers, shrubs, and trees, including several fruit-bearing varieties. This enchanting outdoor space is fully enclosed, private, and secure, making it ideal for families and garden enthusiasts alike.

A pathway meanders through the garden to reveal further features, including a greenhouse and a large block-built shed complete with lighting and electricity supply, offering excellent potential for hobbies, storage, or workshop use.

## Services & Utilities

Heating Source: Oil

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Broadband: Connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax: Band G

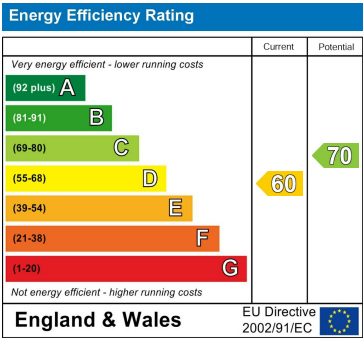
Floor Plan



Area Map



Energy Efficiency Graph



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