

Floorplan

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: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E' Pembrokeshire

ref:LG/AMS/02/25/OK

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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**

41 High Street, Cardigan, Ceredigion, SA43 1JG

EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915

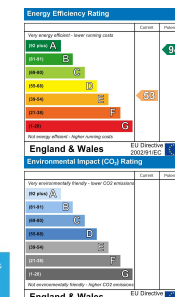


## Calaine Dwrbach, Fishguard, Pembrokeshire, SA65 9RH

- Detached Bungalow
- Kitchen/Dining Room
- In need of Some Modernising
- Gardens to Front & Rear
- Driveway Parking & Garage
- Three Bedrooms
- Double Glazing, Oil Heating
- Lots of Potential
- Greenhouse, Garden Sheds
- EPC Rating: E

**Offers Over £300,000**

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**The Agent that goes the Extra Mile**





A detached three bedroom bungalow situated in the village of Scleddau, just 2.4 miles to Fishguard town and its amenities. Benefiting from three double bedrooms, a garden to the front and rear, and ample off road parking. The property boasts great potential and would make a great family home.

The accommodation briefly comprises, an entrance hallway, three double bedrooms, one of which benefiting from built in wardrobes and a wash basin. There is an inner hallway were there is a storage cupboards, and this leads to the bathroom with a separate bath and shower. The living room has a feature fireplace, and patio doors out to the rear garden. An open plan kitchen/dining area offering the perfect space to socialise and host. There is a rear porch which gives access to the garage and rear garden.

Externally, to the front of the property there is a lawned area with a hedged border, and off road parking for several vehicles. The rear garden can be accessed via either side of the property and is laid mainly to lawn with a variety of mature trees, shrubs and hedging. Towards the end of the garden there is a wooden shed, a greenhouse and a vegetable bed. Perfect for those who enjoy gardening. This offers a great space to sit and relax.

Scleddau is a village just 2 miles from the market town of Fishguard, with its range of facilities including supermarket, public houses, train station, junior and secondary schools, leisure centre, shops etc. The ferry to Southern Ireland is located in Goodwick. The county town of Haverfordwest, with its wider range of amenities, is approximately 14 miles to the south, with a regular bus service from the village.



## DIRECTIONS

From our office in Fishguard, proceed up the High Street towards Haverfordwest, continuing straight over the roundabout and follow the A40 for two miles. Continue on this road through Scleddau, continue passed the Gate Inn Pub and the bungalow will be situated on your right hand side denoted by our for sale board. What three words - ///meals.deodorant.fully



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.

