



- 2 Bedroom Detached Bungalow
- Garage, Off Road Parking & Gardens
- Sought After Village Location
- EPC Rating D

**£180,000**

Est. 1890  
**evans**  
**roach**  
01437 762516





33 Elm Park is a 2 bedroom detached bungalow benefiting from a garage, off road parking and enclosed, private rear garden situated in the sought after rural village of Crundale, close to the county town of Haverfordwest. This property does require some modernisation but would be ideal for First Time Buyers or as a retirement property.

Approached via a driveway offering ample off road parking and step up to wooden door leading into

#### Hallway

Radiator. Built in storage cupboards housing the hot water tank. Door to

#### Bedroom

**12'11 x 10'9 (3.95m x 3.30m)**

Window to front. Radiator.

#### Bedroom/Reception Room

**10'11 x 9'11 (3.33m x 3.03m)**

Window to front. Radiator. Double obscure glazed panelled door to





### Living/Dining Room

15'3 (max) x 15'3 (max) (4.66m (max) x 4.65m (max))  
Patio doors leading to enclosed rear garden. Window to rear. Radiators.

### Cloakroom

7'8 x 2'9 (2.36m x 0.84m)  
Obscure glazed window to side. W/C

### Shower Room

7'8 x 5'10 (2.34m x 1.79m)  
Obscure glazed window to side. Partially tiled walls & laminate flooring. Shower cubicle with electric shower. Wash hand basin and w/c. Heated towel rail.



### Kitchen

12'0 x 10'10 (3.67m x 3.32m)  
Window to rear. Glass panelled door leading to side external. Partially tiled walls & laminate flooring. Range of wall and base units with work surface over. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Grant Vortex oil boiler.

### External

To the front of the bungalow is a garden laid mainly to lawn and driveway providing off road parking leading through double wooden gates to detached garage. To the side a pedestrian gate leads to an enclosed well stocked and private rear garden which is laid mainly to lawn with patio area and housing the oil tank.



## Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

### Tenure

Freehold

### Council Tax Band

D

### Services

Mains electricity, water & drainage. Oil fired central heating

### Viewing Arrangements

Strictly by appointment only

### Directions

From Haverfordwest, take B4329 Cardigan road. In Crundale, take the left turn into Elm Park, following the road to the left where number 33 can be found in the corner on the left hand side.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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