



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.

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.

TAX: Band E

HAL/HAL/OK

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

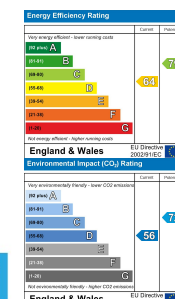


## Kyrenia Ambleston, Haverfordwest, Pembrokeshire, SA62 5QZ

- Detached Dormer Bungalow
- Family/Holiday Home or Let Potential
- Bathroom and Shower Room
- Well Presented
- Rural Location
- Four Double Bedrooms
- Oil Heating (Installed 2017)
- Double Glazing
- Driveway Parking and Garage
- EPC Rating: D

Offers In Excess Of £240,000

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**The Agent that goes the Extra Mile**





Immaculate and contemporary, detached family sized bungalow situated in the rural hamlet of Ambleston. This well presented accommodation briefly comprises Front and Rear Porch, Hall, Lounge, with open fireplace, tiled Kitchen, with both wall and base units, Dining Room, family Shower Room and Two Double Bedrooms on the Ground floor, stairs lead up to Two Double Bedrooms and Shower Room on the First Floor. A single garage can be accessed via the driveway, which can park up to two cars, with an and additional road side parking space. To the rear of the property is a patio area and raised lawn garden area with privacy fencing.

Ambleston is a rural hamlet, approximately 7 miles north of the county town of Haverfordwest, and 3 miles from the village of Spittal, with its new and popular primary school and public house. The nearest railway station is 3 miles away at Clarbeston Road, and there is also a primary school and public house at Puncheston, 4 miles to the north. Ambleston is ideally situated for access to Haverfordwest, Fishguard and Narberth, and Pembrokeshire's beautiful sandy beaches and rocky coves are within easy driving distance, as are the Preseli Hills.



### Porch

2'6" x 5'7" (0.76m x 1.70m)

### Bedroom

9'1" x 12'8" (2.77m x 3.86m)

### Bedroom

13'1" x 17'6" (3.99m x 5.33m)

### Hall

7'1" x 7'4" (2.16m x 2.24m)

### Bedroom

11'1" x 12'7" (3.38m x 3.84m)

### Shower Room

6'1" x 8' (1.85m x 2.44m)

### Lounge

11'4" x 20'7" (3.45m x 6.27m)

### Bathroom

8'11" x 4'5" approx (2.72m x 1.35m approx)

### Stairs and Landing

5'8" x 14'2" max (1.73m x 4.32m max)

### Kitchen

11' x 9'4" (3.35m x 2.84m)

### Storage Cupboard

3'5" x 14'3" (1.04m x 4.34m)

### Side Porch

3'6" x 4'10" (1.07m x 1.47m)

### Dining Room

9'1" x 6'5" (2.77m x 1.96m)

### Bedroom

13'1" x 12'10" (3.99m x 3.91m)



### DIRECTIONS

From our Haverfordwest Office, take the Fishguard Road, continue straight on at the roundabout and continue for approximately 3 miles. Take a slight right at the Corner Piece Inn and continue on, past the turning for Spittal, until you reach the right turn into Ambleston. Once in the village, pass the Church on your right, then take the right turning and continue for approximately 300 yards, where the property will be on your left denoted by our For Sale board.

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