



20 Fir Tree Close, Cuffern, Haverfordwest, Pembrokeshire, SA62 6HR

This well presented, semi-detached bungalow is situated on a pleasant residential estate in the rural village of Cuffern, and conveniently within a short drive of Roch and Newgale. The property benefits from having LPG heating and double glazing with modern accommodation that briefly comprises two bedrooms, sitting room, kitchen diner, and a bathroom. A detached garage stands to the side with off road parking to the front. The rear garden is mostly lawned and is bordered by a Pembrokeshire bank. The property is currently holiday let, and the contents are available by separate negotiation.

- Semi-Detached Bungalow
- Modern Accommodation
- Two Bedrooms
- Garage to Side
- Rural Location
- Well Presented
- Rear Garden
- EPC Rating D



Offers In Excess Of £170,000

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

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The Agent that goes the Extra Mile

LOCATION

This detached property is set on private road in the rural hamlet of Cuffern. The Pembrokeshire Coastline is close by and within easy reach are the beaches and coves of Newgale, Pen-Y-Cwm, Nolton Haven, Broad Haven, Druidstone Haven.

The Cathedral City of St Davids lies to the North West, and the county town of Haverfordwest with its many facilities and amenities is approximately 6 miles to the South.

The villages of Simpson Cross and Roch are both approximately 2 miles away, with local post office/shop.

ENTRANCE PORCH

6'0 x 7'4 (1.83m x 2.24m)

The half glazed wooden front door leads you into the porch, with tiled flooring, a window to the side, door to a cupboard housing the wall mounted Vaillant boiler, door into:

SITTING ROOM

14'5 x 17'11 (4.39m x 5.46m)

Fitted with wooden flooring, double wooden doors open onto the rear garden, there is an LPG fire set in a fireplace with a marble surround and wooden mantle, spotlights fitted into the high ceiling, a window to the front, telephone point, door to the hallway, and a door to:



KITCHEN DINER

12'11 x 9'1 (3.94m x 2.77m)

Fitted with a range of wall and base units with worktops over, white 1 ½ bowl sink, tiled splash backs, glass fronted display cabinets, wine racks, under unit lighting, built-in appliances including LPG hob with stainless steel cooker hood over, electric oven, dishwasher and washer dryer.

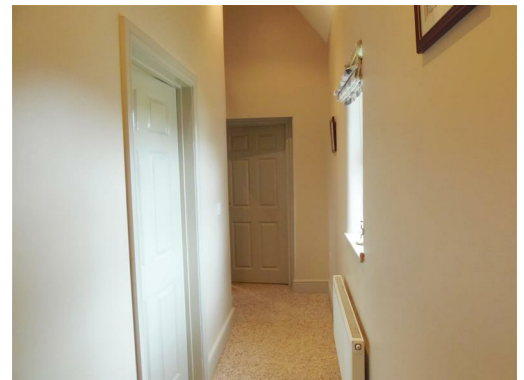
There are spotlights fitted into the high ceiling, two windows to the rear garden, a radiator, and telephone point.



HALLWAY

15'10 x 4'8 max (4.83m x 1.42m max)

With a window to the front, radiator, spotlights, door to:



BEDROOM ONE

10'10 x 11'8 (3.30m x 3.56m)

With two windows to the rear garden and a radiator.



BEDROOM TWO

10'8 x 9'9 (3.25m x 2.97m)

Window to the rear, radiator, access to the loft space.



BATHROOM

9'5 x 5'10 (2.87m x 1.78m)

Fitted with a suite comprising bath, shower cubicle with folding door, wash hand basin with a mixer tap, WC. vertical radiator/towel rail, wall mounted mirror fronted cabinet, part tiled walls, obscure window to the rear.



EXTERNALLY

To the front of the property are lawned areas, access to the garage with parking to the front, gated access to the rear garden.

This is mostly lawned, bordered by a Pembrokeshire hedgebank, with a paved patio area to the rear of the sitting room.



GARAGE

20'6 x 11'9 (6.25m x 3.58m)

Up and over door to the front, pedestrian door to the side, window at roof level, light and electricity supply.

GENERAL INFORMATION

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised Leasehold 999 year lease from 24.6.1998. Peppercorn Rent

Tax: Band D

AGENTS VIEWING NOTES

Please note that there is important information relating to the property that we need to discuss with you prior to your viewing this property. Please ask our staff for further details.

OFFER PROCEDURES

All enquiries and negotiations to West Wales Properties: We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our panel of financial consultants, will speak to you to 'qualify' your offer.

IMPORTANT NOTICE

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. We would like to point out that all photographs are taken with a digital camera.

OTHER SERVICES OFFERED

MORTGAGE ADVICE CONVEYANCING SURVEYS Contact West Wales Properties office for further details.

LG/LG/05/14/OKTR02.07.15.

FLOOR PLAN

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

Ground Floor

Approx. 73.0 sq. metres (785.2 sq. feet)



Total area: approx. 73.0 sq. metres (785.2 sq. feet)

Floorplans are not to scale and should not be relied upon for measurements etc.

Plan produced using PlanIt

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	56	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	70	84

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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