



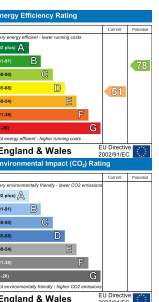
Arundel Cardigan Road, Crundale, Haverfordwest, Pembrokeshire, SA62

ADG

- Detached Bungalow
- 2 Reception Rooms
- Family Bathroom & WC ensuite
- Garage & Off road Parking
- Lawn garden front and rear.
- Three Double Bedrooms
- Conservatory
- Kitchen Breakfast Room
- Sought after village location
- EPC Rating : E

Offers In Excess Of £250,000

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



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/23/11/20/OK

We would respectfully ask you to call our office before you view this property internally or externally

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.

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12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626



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The Agent that goes the Extra Mile



A delightful, three/four bedroom, detached bungalow located in the sought after village of Crundale. Benefitting from driveway parking, an attached garage, attractive rear garden, double glazing and oil central heating.

This well presented family size bungalow briefly comprises; entrance hallway, lounge with feature fireplace, kitchen / breakfast room, dining room/ bedroom 4 that leads to the west facing conservatory. There are three further double bedrooms one with en-suite WC. The family bathroom with both bath and shower.

Externally the property offers driveway parking to the side for 2/3 vehicles with access to the garage, and a further lawn area to the front, bordered with a selection of mature shrubs and hedges. Pedestrian access leads you around the side of the property to the rear garden, which is laid to lawn.



Crundale is a popular, sought after location and has its own village post office and village hall. Haverfordwest with its range of shops, schools, hospital and amenities is only approximately two miles away. The glorious Pembrokeshire Coastline and the Preseli Hills are within easy reach and form part of the National Park, an area of outstanding natural beauty. Also close by is Scolton Manor, and Llys Y Fran Reservoir and Country Park.

Entrance Hall

Living Room

16'4 x 12'2 (4.98m x 3.71m)

Kitchen /Breakfast Room

13'4 x 14' (4.06m x 4.27m)

Bedroom

12'2 x 10'6 (3.71m x 3.20m)

Bedroom

10'11 x 9'8 (3.33m x 2.95m)

Bedroom

14'4 x 12'2 (4.37m x 3.71m)

Wc

Family Bathroom

11' x 7'11 (3.35m x 2.41m)

Dining Room / Bedroom 4

14'9 x 10'8 (4.50m x 3.25m)

Conservatory

11'1 x 12'6 (3.38m x 3.81m)

Garage



DIRECTIONS

From our Haverfordwest Office proceed up High Street and Dew Street, taking the right at the traffic lights and following the one way system down Barn Street. When arriving at the Morrisons roundabout, take the third exit up Pendergast Hill. Continue through Pendergast, taking the left when the road forks onto Cardigan Road. At the roundabout take the second exit following signs for Crundale. Continue straight and the property will be found on the main road on your left hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.