



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 G

RS/EG/07/12/20/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

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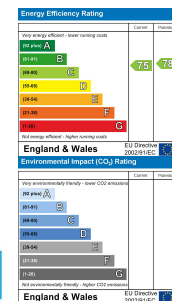


Rosslyn Crundale, Pembrokeshire, SA62 4DF

- Detached Executive Style Property
- Five/Six Bedrooms
- Three Reception Rooms
- Ample Driveway Parking
- Oil Central Heating and Double Glazing
- Substantial Family Home
- High Spec Throughout
- Sought After Village Location
- Integral Garage and Enclosed Garden
- EPC Rating: C

Offers In Excess Of £480,000

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The Agent that goes the Extra Mile



An immaculately presented, five/six bedroom, executive style Family Home, boasting an integral garage, enclosed rear garden, and ample driveway parking. This substantial property is ideally located in the sought after village of Crundale, just 2 miles from Haverfordwest.

Benefitting from oil central heating and double glazing, the accommodation briefly comprises; hallway, 34' lounge with feature fireplace and double doors leading out to an attractive conservatory overlooking the garden, dining room, modern, fitted kitchen/breakfast room with a selection of contemporary base units and complimentary work surfaces, with an island in the middle, utility room with plumbing for appliances, WC, double bedroom, study/bedroom and WC on the ground floor. Stairs lead up to a gallery landing on the first floor which comprises a family bathroom with bath and shower cubicle separate, four double bedrooms, three of which further benefit from en suite shower rooms and two have walk-in wardrobes. Stairs lead up to a 44' boarded loft space, offering the potential for further accommodation (subject to necessary planning consents).

Externally the property offers ample driveway parking for at least 6 vehicles, an integral garage and pedestrian access on either side to an attractive garden, with a paved patio seating area and steps leading up to a flat lawned section. Ongoing works include the shed at the rear of the property. The front boundary wall and driveway are also under construction.

Crundale is a popular, sought after location and has its own 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.

Hallway

11'9" x 19'8" (3.6 x 6)

Lounge

34'9" x 15'8" (10.6 x 4.8)

Conservatory

23'7" x 18'0" (7.2 x 5.5)

Dining Room

14'9" x 11'9" (4.5 x 3.6)

Kitchen/Breakfast Room

14'5" x 15'8" (4.4 x 4.8)

Utility Room

14'5" x 15'8" approx (4.4 x 4.8 approx)

WC

3'3" x 3'7" (1 x 1.1)

Study/Bedroom

15'8" x 6'10" (4.8 x 2.1)

WC

4'3" x 3'7" (1.3 x 1.1)

Bedroom

19'8" x 17'0" (6 x 5.2)

Gallery Landing

12'1" x 12'9" (3.7 x 3.9)

Bedroom

14'9" x 15'8" max (4.5 x 4.8 max)

Bedroom

14'9" x 15'8" (4.5 x 4.8)

En Suite Shower Room

4'7" x 5'10" (1.4 x 1.8)

Bedroom

14'5" x 14'9" (4.4 x 4.5)

En Suite Shower Room

4'7" x 5'10" (1.4 x 1.8)

Bathroom

5'10" x 11'9" (1.8 x 3.6)

Bedroom

24'7" x 12'5" (7.5 x 3.8)

En Suite Shower Room

5'6" x 9'10" (1.7 x 3)

Loft Space

44'7" x 19'0" (13.6 x 5.8)

Integral Garage



DIRECTIONS

From our Haverfordwest office continue onto High Street and take a slight right onto Dark Street, continue onto Mariners Square and turn right onto Barn Street/A487. Go through the mini roundabout and continue straight to stay on A487 at Bridgend Square(Morrisons) roundabout take 3rd exit onto Prendergast B4329 continue to follow B4329. Turn right onto Cardigan Road/B4329 at Cardigan Road roundabout take 2nd exit onto B4329. Continue into Crundale and the property will be found on your right-hand, to the left of Crundale community centre.

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