



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 D

RS/EG/09/12/20/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

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

TELEPHONE: 01437 762626

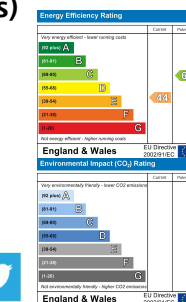


Rathelands Crundale, Pembrokeshire, SA62 4EG

- Detached Family Home
- Two Reception Rooms
- Set Within Over an Acre Grounds
- Idyllic Rural Location
- Ample Driveway Parking
- Six Double Bedrooms
- Potential to Extend (subject to consents)
- Countryside Views
- Detached Double Garage
- EPC Rating: E

Offers In Excess Of £450,000

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

The Agent that goes the Extra Mile





Set within over an acre grounds, this detached chalet bungalow has been extended over the years by the current owners and offers spacious living accommodation with ample room to extend further (subject to necessary consents). Nestled in the heart of the Pembrokeshire Countryside, enjoying lovely views over the fields, this property would make a wonderful family home, whilst also offering the potential for a holiday let, as there has been previous planning permission to convert the garage into an annex. (This planning has recently lapsed).

Benefitting from central heating and double glazing, the accommodation briefly comprises; kitchen/breakfast room with a selection of wall and base units, complimentary work surfaces and Aga, utility room with plumbing for appliances, WC, dining room, lounge with log burner, and double doors leading out to the garden. There is the foundations here for a conservatory, with lovely countryside views. Four double bedrooms can be found on the ground floor, with a family bathroom, with bath and shower cubicle separate. Stairs lead up to a further two double bedrooms and WC on the first floor.

Externally the property is approached through stone pillars, onto a paved driveway, with ample parking for multiple vehicles to the side of the property. The lawned garden stretches around the whole of the property. The front garden is bordered with a wall and mature plants and shrubs, wrapping around the property to a flat lawned rear garden with ample room for growing vegetables and keeping animals. Gated access leads you to a pony paddock. To the right of the property is a detached double garage, which has previously had full planning to convert into an annex. Beyond the garage are two workshops offering ample storage space.

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.



Hallway

Kitchen/Breakfast Room
20'8" x 18'8" max (6.3 x 5.7 max)

Utility Room
7'2" x 7'6" (2.2 x 2.3)

WC

Dining Room
18'8" x 12'5" (5.7 x 3.8)

Lounge
18'8" x 19'4" (5.7 x 5.9)

Bathroom
6'10" x 11'9" (2.1 x 3.6)

Bedroom
13'1" x 11'9" (4.0 x 3.6)

Bedroom
14'5" x 11'9" (4.4 x 3.6)

Bedroom
9'2" x 11'9" (2.8 x 3.6)

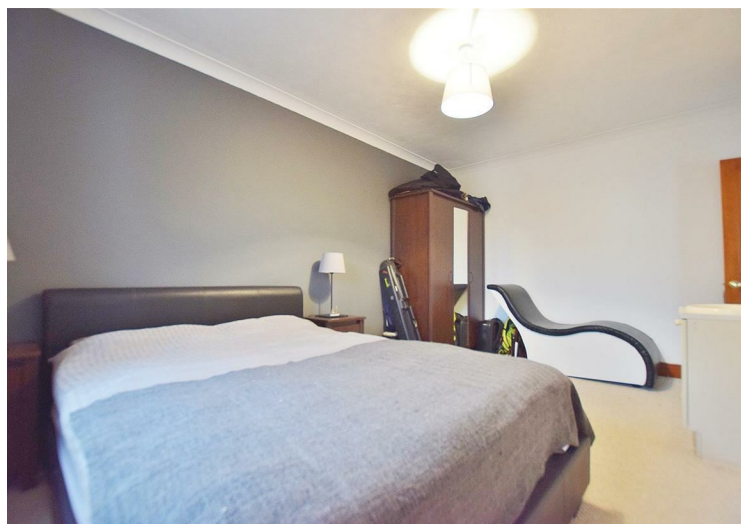
Bedroom
10'2" x 15'5" (3.1 x 4.7)

Landing

Bedroom
8'10" x 15'1" (2.7 x 4.6)

WC

Bedroom
12'5" x 18'8" (3.8 x 5.7)



DIRECTIONS

From our Haverfordwest Office, proceed up high street and follow the one way system around to Morrisons roundabout. At the roundabout take the third exit up Prendergast Hill. Proceed through Prendergast and onto the Cardigan Road. At the next roundabout, take the second exit again following signs for Crundale. At the fork in the road, turn right. Follow the road through Crundale for approximately two miles. Take the left hand turning (before the little bridge). Proceed along this road until you find Rathelands on your left hand side.

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