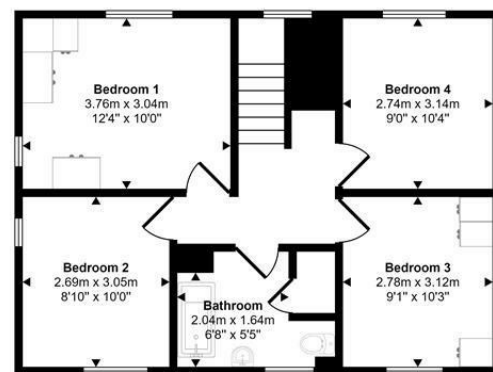


Ground Floor
Approx 71 sq m / 769 sq ft



First Floor
Approx 54 sq m / 584 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 F

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

OAJ/ESL/12/22/takeonok

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

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

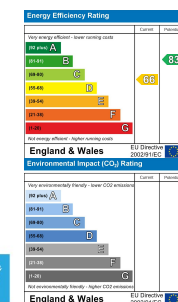


1 Picton Close, Crundale, Haverfordwest, Pembrokeshire, SA62 4EP

- Detached House
- Double Garage
- Village Location
- Conservatory
- Double Glazing
- Four Double Bedrooms
- Air Source Heat Pump
- Garden To Rear
- Open Plan Kitchen/Dining Room
- EPC Rating: D

Offers In Excess Of £315,000

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The Agent that goes the Extra Mile





Picton Close is a well proportioned detached house located in the popular village of Crundale, approximately two miles out of Haverfordwest town. The property is located on a small cul-de-sac, the layout briefly comprising of an Entrance Porch and Hallway, Open Plan Kitchen/Dining Room, Lounge and Conservatory. On the first floor are Four Double Bedrooms and a Family Bathroom. The property benefits from Double Glazing and Air Source Heat Pump, while leasehold solar panels provide reduced energy bills.

Externally, there is a driveway to the front providing off road parking for 3-4 cars, and a detached double garage offering further parking or handy work/storage space. To the rear of the property is a pleasant garden which is laid to lawn with a patio seating area and feature pond. There is pedestrian access to both sides of the property.

This is a lovely family home, viewing is highly recommended!

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.



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 unto the village and when the road forks, take the road on the right. Picton Close will be found shortly after on your left-hand side. What3Words reference: distract.inherits.smaller

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