

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 Make 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

JETH/ESL/04/23/takeonOKJETH

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



Eagles Nest Crundale, Haverfordwest, Pembrokeshire, SA62 4DS

- Detached House
- Two Reception Rooms
- Garden To Rear
- Ample Off Road Parking
- Sought After Village
- Four Double Bedrooms
- En-Suite Shower Room
- Countryside Views
- Very Well Presented
- EPC Rating: D

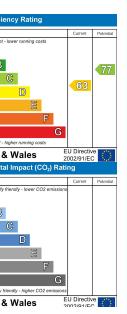
Offers In Excess Of £470,000

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





Eagles Nest is a very well presented and versatile detached house, located in the sought after village of Crundale. The layout of the property briefly comprises of an Entrance Hall, Lounge, Kitchen/Diner, Study/Second Lounge, Utility Room, Downstairs WC, Four Double Bedrooms, En-Suite Shower Room and a Family Bathroom. The property is in a excellent decorative order, boasting solid oak doors and flooring and modern kitchen and bathroom suites. The property benefits from UPVC double glazing and oil fired central heating.

Externally there is a beautifully maintained garden to the rear, which has been configured to accommodate all aspects of family fun. The garden is mostly laid to lawn with a flagstone patio seating area for outside dining and decorative gravel borders with space for a trampoline. Fantastic countryside views can be enjoyed from the garden and from most aspects inside the property.

This is a versatile family home that can be configured to suit any family dynamic. 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. Follow the road through the village and after coming out the other side, the property will be found shortly after on the left-hand side. What3words: briefer.teardrop.oxidation

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