



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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 260.

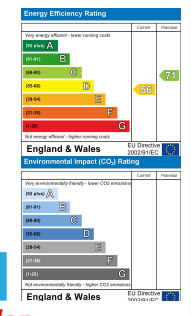


**12 Castle Rise, Spittal, Haverfordwest, Pembrokeshire, SA62 5QW**

- Detached Bungalow
- Two Reception Rooms
- Double Garage
- No Onward Chain
- Village Location
- Three Double Bedrooms
- Wraparound Gardens
- Driveway Offering Ample Parking
- Oil Central Heating
- EPC Rating: D

**£380,000**

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



VIEWING: By appointment only via the Agents.  
TENURE: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Electric, Mains Water  
HEATING: Oil  
TAX: Band G

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

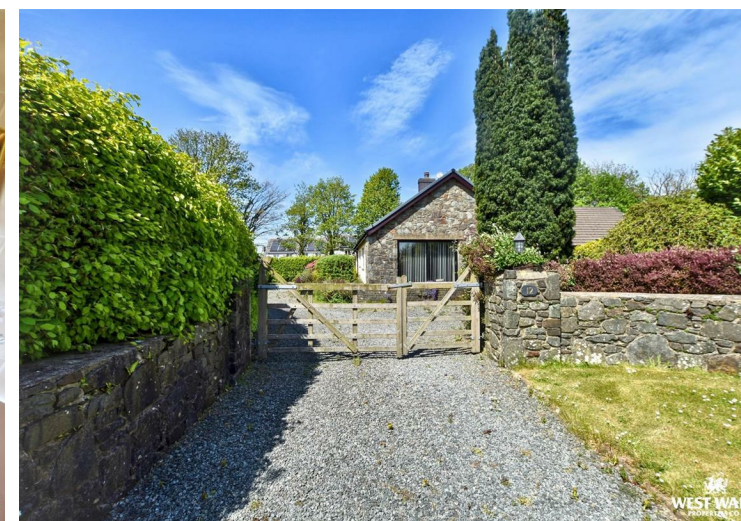
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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A fantastic opportunity to purchase a detached bungalow set within wraparound gardens, in the sought after village of Spittal. The property would make a comfortable family home and is offered for sale with the huge appeal of having no onward chain.

The layout of the property briefly comprises of a welcoming entrance hallway with a walk in airing cupboard, progressing to an open plan living room boasting sliding doors to the fore and a feature fireplace, with an archway leading through to a dining room. The kitchen is served by a fitted kitchen with breakfast seating area, supported by a utility room which leads to the side porch and double garage. There are three double bedrooms, two equipped with walk in wardrobes and the other boasts fitted wardrobe units. These are served by a family bathroom. The property is served by hardwood glazing and oil fired central heating.

Externally, the property is located at the edge of a cul-de-sac with a gated driveway offering ample off road parking and access to the double garage. There are wraparound lawned gardens to all sides, boasting an array of wall established plants giving colour to the external areas.

With great potential, viewing is highly recommended!

The much sought after village of Spittal is a thriving community, with a church, public house, and primary school with an excellent local reputation. Spittal is some four miles north east of Haverfordwest, and just one mile from the A40. 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.

Haverfordwest has a wide range of amenities including Hospital, Main Line train station, Sixth Form College, Secondary Schools, Library, Leisure Centre and Swimming Pool, Cinema, Retail Parks, Supermarkets etc.



### DIRECTIONS

From our office in Haverfordwest, take the A40 towards Fishguard. Turn right at the Corner Piece Pub signposted for Spittal, and right at the next crossroads. Follow the road through Spittal, past the church and Castle Rise will be found a short way further on, on the left hand side. The property will be at the top of the cul-de-sac in the left hand corner. What3Words: ///sparkle.eyelid.outlooks

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.