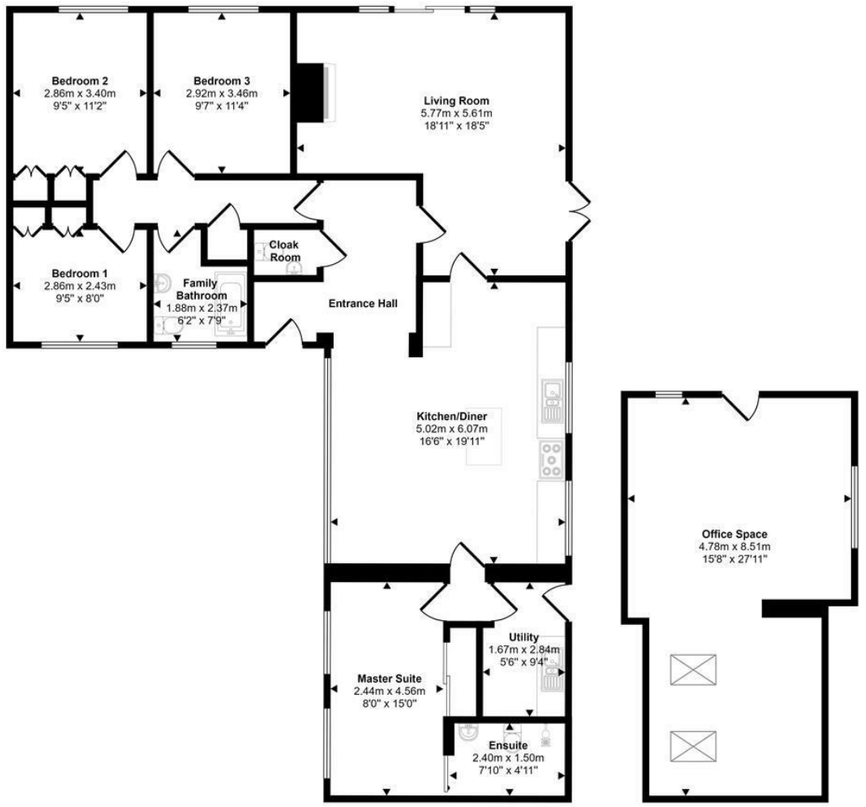
Approx Gross Internal Area
168 sq m / 1805 sq ft



Ground Floor
Approx 131 sq m / 1414 sq ft

Office Space
Approx 36 sq m / 391 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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water,
HEATING: Oil Central Heating
TAX: Band E

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

ADD/AMA/08/24/OK EJL

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,

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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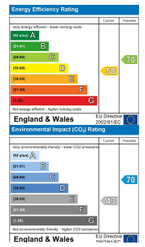
Bernera Wesley Way, Spittal, Haverfordwest, Pembrokeshire, SA62 5QP

- Detached Bungalow
- Four Bedrooms
- Village Location
- Driveway Parking
- Oil Central Heating
- Log Cabin
- Master Ensuite
- Garden Front and Rear
- Double Glazed
- EPC D



Offers In The Region Of £425,000

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The Agent that goes the Extra Mile

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An Exceptional Four-Bedroom Detached Bungalow in the Heart of Spittal

Nestled within the charming rural village of Spittal, this beautifully presented detached four-bedroom bungalow offers spacious and versatile accommodation, perfectly suited to modern family living.

Accommodation
The property welcomes you via a bright entrance hall leading to a well-appointed cloakroom. At the heart of the home is a generous kitchen/diner, ideal for both everyday living and entertaining. The inviting lounge/dining room features an open log fire, creating a warm and cosy focal point. A separate utility room adds practicality.

The master bedroom benefits from a private en-suite, while three further well-proportioned bedrooms are served by a stylish family bathroom, offering ample space for family and guests alike.

The home is further enhanced by oil-fired central heating and double glazing throughout, ensuring comfort and efficiency year-round.

Externally
To the front, a driveway provides ample off-road parking alongside a neatly maintained lawned garden. A standout feature is the versatile log cabin, offering excellent potential for additional living space, a home office, or business use.

To the rear, the property boasts an established garden, predominantly laid to lawn, complemented by a patio seating area—perfect for outdoor dining and relaxation.

Planning Potential
Planning permission (Ref: 16/0425/PA) has been granted, with works already commenced, for a substantial 6m x 6m extension. This presents an exciting opportunity to further enhance the property, with potential for additional bedroom and en-suite accommodation.

Location
Spittal is a highly sought-after and thriving village community, offering a church, popular public house, and a well-regarded primary school. Conveniently located just four miles northeast of Haverfordwest and approximately one mile from the A40, the property provides excellent connectivity.

DIRECTIONS

From our office in Haverfordwest, take the A40 towards Fishguard. Turn right at the The Corner Piece pub, and turn right at the next cross roads towards Spittal. Pass the new school on the left hand side, and then turn left into Wesley Way. Bernera will be found on the right hand side a little further up (last bungalow in a row of 3 or 4). What3words marathons.face.fuss

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