



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.

COUNCIL TAX: Band 'E'

ref: /JDE/07/23/CPS/07/23/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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
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The Grove Pelcomb Cross, Haverfordwest, Pembrokeshire, SA62 6EB

- Detached 1950's Bungalow
- Three Bedrooms
- Open Plan Living Area
- Garage & Workshops
- Paddock & Stables
- Approx 1 Acre
- Oil Central Heating
- Upvc Double Glazing
- Ideal Family Home
- EPC TBC

Offers Around £475,000

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The Agent that goes the Extra Mile





This well presented three bedroom detached 1950's Bungalow with sizeable south facing garden and a paddock (totalling approximately just under 1 acre), set in a rural location with lovely views towards Haverfordwest and Portfield Gate offers a wonderful opportunity for a great lifestyle.

This beautiful property with character features such as high ceilings, parquet and slate floors, comprises of a pretty entrance hall, generous open plan living area opening out on to decking to soak in the rural views, kitchen, snug, utility room, three bedrooms, one with ensuite, and family bathroom,

Externally the property has a drive with detached garage and workshop, two further storage areas, a pergola with a seating area and vegetable patch. The paddock offers 2 stables and tack room and a well established vegetable patch. The front of the property has great space with two gated entrances leading into the drive. This property also boasts of UPVC Double Glazing and Oil Central Heating.

If you are looking for a fabulous family home or something with great potential, The Grove is the property you should view.

The property is situated in the desirable village location of Pelcomb Cross just a short drive from Newgale Beach and nearby Haverfordwest with numerous facilities and amenities on offer, including a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, leisure centre/swimming pool, cinema, restaurants and pubs.



GENERAL INFORMATION FREEHOLD.



DIRECTIONS

From our office in Haverfordwest take the A487 towards St Davids. On reaching Pelcomb Cross, turn left opposite the Pelcomb Inn, and the property is the first on the left a few hundred yards along.What3words pianists.shuts.series

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