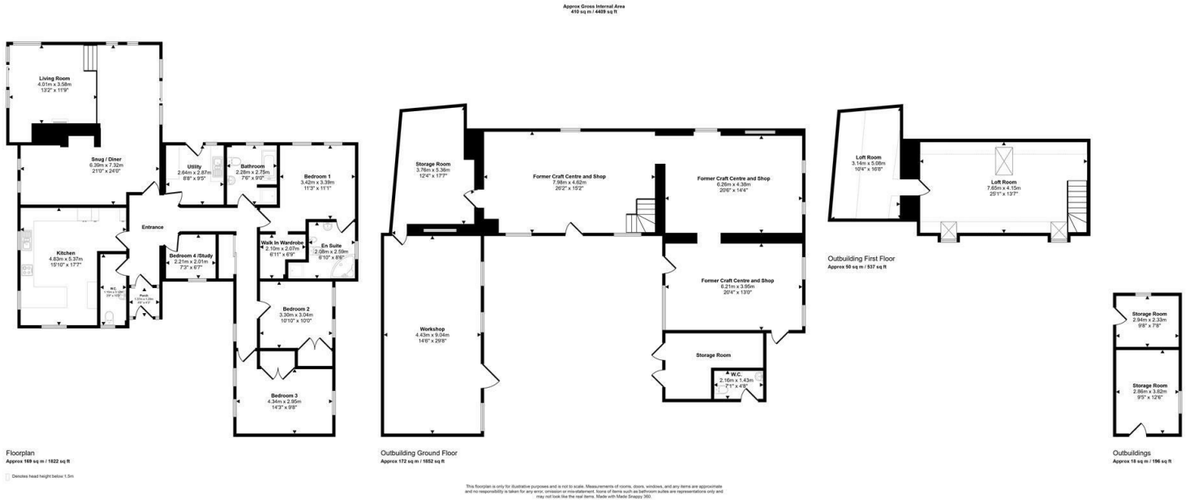


VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Private Drainage, Mains Electric, Mains Water
HEATING: Oil
TAX: F

JETH/ESL/05/25/DRAFT

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.
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
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



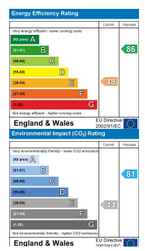






The Old Smithy Simpson Cross, Pembrokeshire, SA62 6EP

- **Home & Business Opportunity**
- **Holiday Let Potential**
- **Popular Edge of Village Location**
- **Four Bedrooms**
- **Attractive Gardens And Countryside Views Approx 0.6 Acres**
- **Planning Permission for Four Residential Cottages On Outbuildings**
- **Planning Reference - 17/0139/PA**
- **Detached Bungalow**
- **Ample Off Road Parking**
- **EPC Rating E**



Offers Around £550,000

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

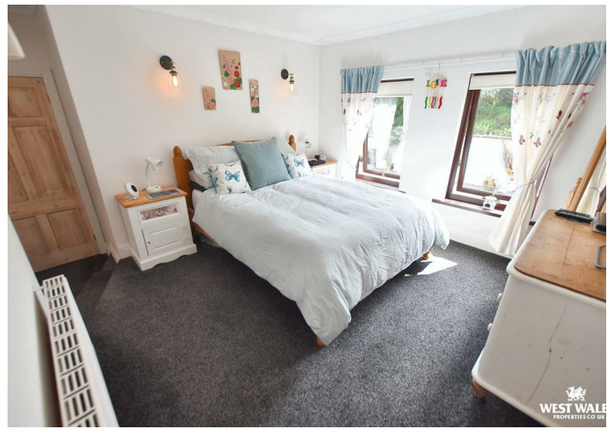
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The Agent that goes the Extra Mile



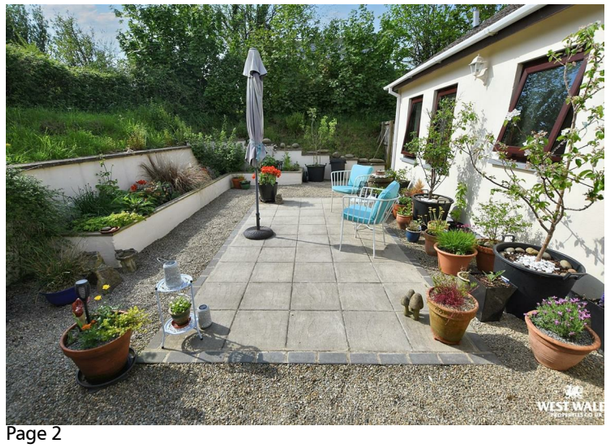




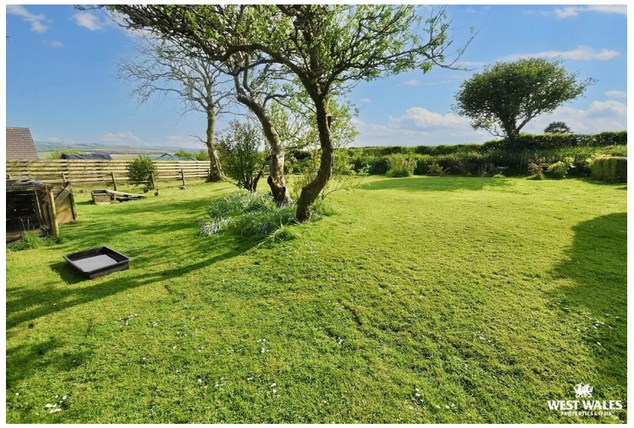














An exciting opportunity to acquire a detached Four bedroom bungalow with a variety of outbuildings, with outline planning permission to be converted into four two bedroom cottages. Set in a prominent position, mid-way between the County Town of Haverfordwest and the popular city of St Davids, along the beautiful Pembrokeshire coastline, this offers great potential for holiday lets or other business opportunities!

The main property offers very well presented accommodation, comprising of an entrance hall, open plan living room and dining room, kitchen/breakfast room, utility room, three double bedrooms and a further study/fourth bedroom. Each bedroom is well equipped with excellent storage in the built in wardrobes, the master boasts a walk in wardrobe and an en-suite bathroom too!

Beautifully maintained gardens surround the property with mature flower/shrub borders, patio areas to the front and a path that leads to an enclosed private patio area and vegetable garden. The property provides ample off road parking, for at least 12 vehicles. There are various workshops and storage areas available in the adjacent outbuilding.

Viewing is essential to appreciate the endless possibilities that the property offers. Planning reference - 17/0139/PA.

The village of Simpson Cross is approximately 4 miles north-west of the county town of Haverfordwest, and within a few minutes drive of the long sandy beach of Newgale, popular with surfers and bathers alike. The beautiful Pembrokeshire coastline, with its rugged cliffs and coves can be enjoyed by walkers on the Coastal Path. The village benefits from a regular bus service between St David's and Haverfordwest, the nearest pubs are at Pelcomb and Roch, and a primary school, and shop/post office in Roch. Haverfordwest provides a wide range of amenities such as main line train station, hospital, library, secondary schools, further education college, leisure centre and swimming pool, cinemas, supermarkets, retail parks etc.







DIRECTIONS

From our Haverfordwest Office take the A487 towards St Davids. Continue along this road for approximately 5 miles, and the property will be found on the left hand side as you enter into Simpsons Cross.
What3Words:///brink.slumped.massaging

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