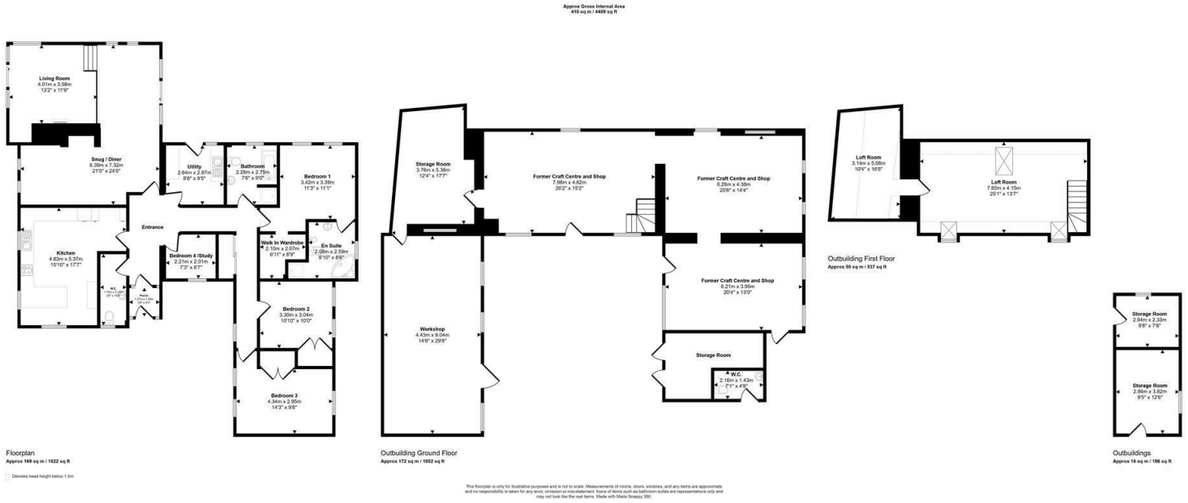


VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Private Drainage, Mains Electric, Mains Water
HEATING: Oil
TAX: F

JETH/ESL/05/25/OK

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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,

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

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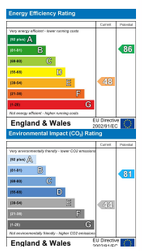






The Old Smithy Simpson Cross, Pembrokeshire, SA62 6EP

- **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 Over £500,000

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The Property Ombudsman

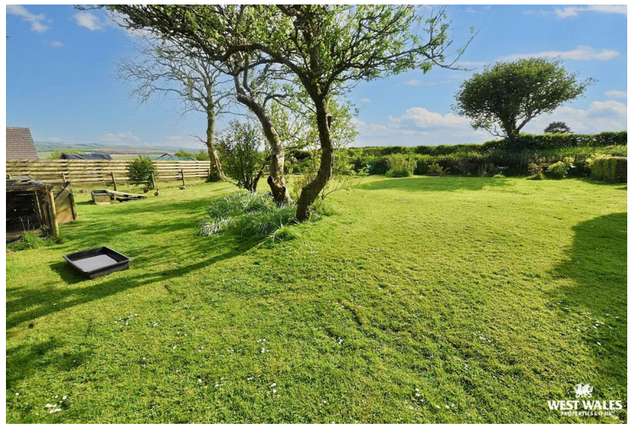
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Celebrating 30 Years of Business

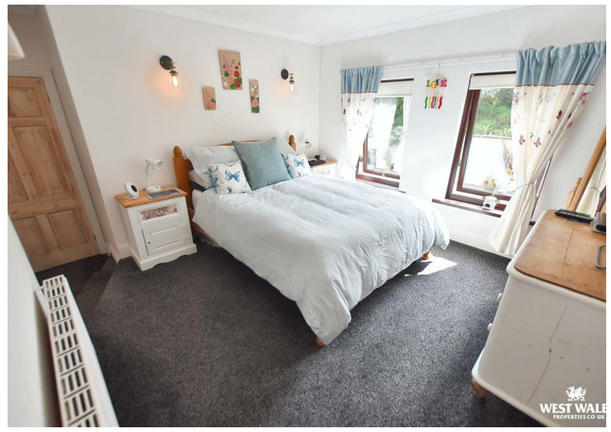












An exciting opportunity to acquire a substantial detached four-bedroom bungalow, set within established grounds and accompanied by a range of outbuildings with planning permission in place. Occupying a prominent position at Simpson Cross, the property is conveniently situated between the county town of Haverfordwest and the city of St Davids, with the Pembrokeshire coastline and beaches including Newgale within easy reach.

The accommodation is arranged over one level and offers a versatile layout. An entrance hall leads through to the open-plan living and dining room, providing defined areas for relaxing and dining. The kitchen/breakfast room offers a practical space for everyday use, complemented by a separate utility room.

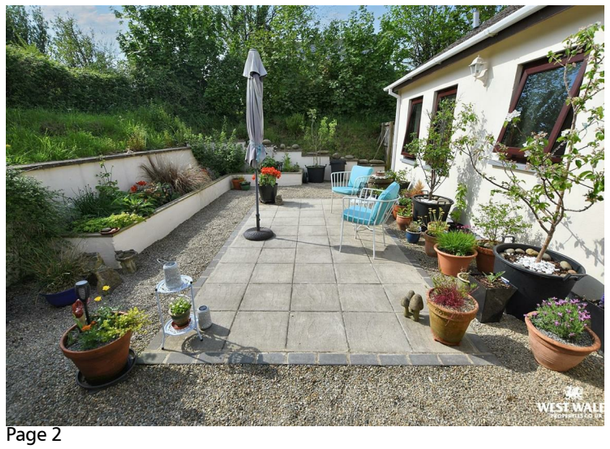
There are three double bedrooms together with a study/fourth bedroom, providing flexibility for family living, guests or those requiring a dedicated home-working space. Each of the main bedrooms benefits from built-in wardrobe storage, while the principal bedroom is further enhanced by a walk-in wardrobe and en-suite bathroom.

Externally, established gardens surround the bungalow and incorporate mature flower and shrub borders, patio seating areas, a private enclosed patio and a separate vegetable garden. The extensive driveway provides off-road parking for numerous vehicles.

A particular feature of the property is the collection of outbuildings, currently providing workshop and storage facilities and offering further possibilities. Planning permission is already in place in relation to the outbuildings, adding another dimension to the opportunity available to a prospective purchaser. Planning reference: 17/0139/PA.















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.