

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, Mains Drainage
HEATING: Oil
TAX: Band E

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

IRK/ESL/05/26/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,

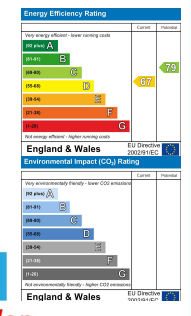
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Windyridge Simpson Cross, Haverfordwest, Pembrokeshire, SA62 6EP

- Detached Dormer Bungalow
- Shower Room And Bathroom
- Garden To Rear
- Very Well Presented
- Close To Amenities In Haverfordwest
- Four Bedrooms
- Popular Village Location
- Driveway And Detached Garage
- Oil Fired Central Heating
- EPC Rating: D

£400,000

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





Located in the heart of Simpson Cross, conveniently positioned for the county town of Haverfordwest and on the edge of the picturesque St Davids Peninsula, Windyridge is a well presented detached dormer bungalow offering comfortable and flexible accommodation throughout. The property has been well maintained by the current owners and is decorated in neutral tones, creating a bright and welcoming atmosphere.

The accommodation briefly comprises an entrance hallway, a living room with sliding doors opening onto the rear garden, and a kitchen/diner ideal for everyday family living. There are also two bedrooms and a family bathroom on the ground floor. To the first floor are two further bedrooms together with an additional bathroom.

The property further benefits from double glazing and oil-fired central heating.

Externally, a driveway to the front provides off-road parking for approximately three vehicles and leads to a detached garage. The gardens are well maintained, mainly laid to lawn, and include a patio seating area to enjoy the outdoor space.

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.



DIRECTIONS

From the Haverfordwest Office take the A487 in the direction of St David's and follow along this road for approximately 4 miles until you reach the village of Simpson Cross, where you will find Windyridge on the left hand side. What3Words: ///endearing.comically.sandals

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