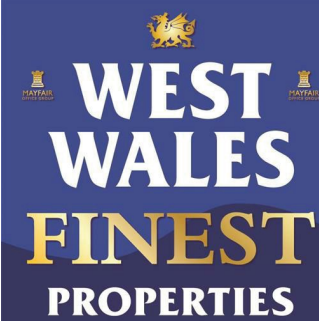




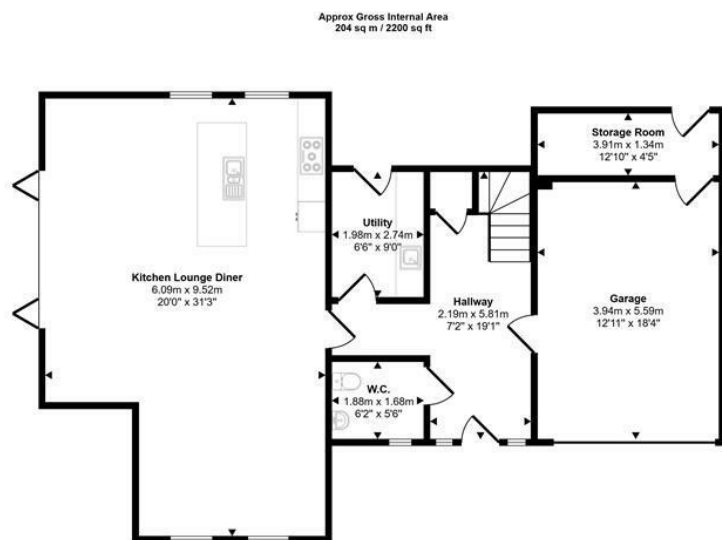
0345 094 3006

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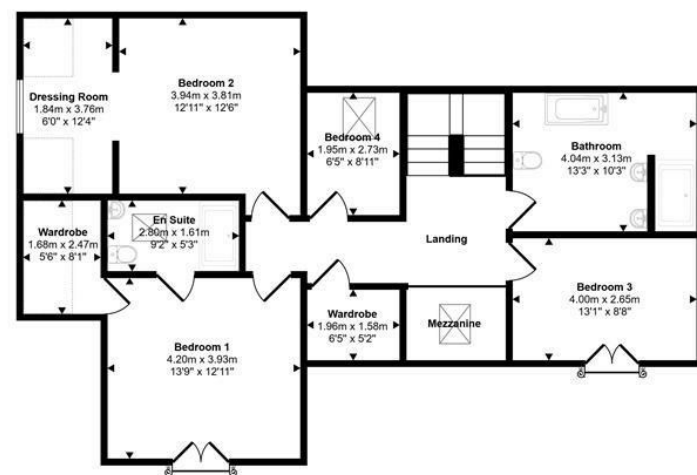
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*THE AGENT WITH THE
LONDON CONNECTION*



Ground Floor
Approx 106 sq m / 1145 sq ft



First Floor
Approx 98 sq m / 1055 sq ft

Denotes head height below 1.5m

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, loans of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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"1 Little Cedar Drive", Camrose, Haverfordwest, Pembrokeshire, SA62 6JS

- Detached House
- Four Double Bedrooms
- Immaculately Presented
- Cedar Cladding
- Village Location
- Executive Style Property
- Open Plan Layout
- Integral Garage
- Solar Panels, Air Conditioning
- EPC Rating: C

Offers Around £400,000



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
Email: haverfordwest@westwalesproperties.co.uk
Telephone: 01437 762626



Summary

PUBLIC NOTICE
ADDRESS...1, Little Cedar Drive" Camrose, Haverfordwest, Pembrokeshire, SA62 6JS
We are acting in the sale of the above property and have received an offer of £390,000
Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place
EPC Rating: C
This beautifully presented, executive detached 4-bedroom house is a modern masterpiece that combines contemporary design with functional living spaces. The home boasts a contemporary, open-plan layout, providing a seamless flow between the Quarts work top kitchen, dining, and living areas. Perfect for both family living and entertaining.

Internally, the house is beautifully presented, with each of the four bedrooms offering space for a double bed. The master bedroom benefits from an en-suite, ensuring a private and luxurious space. A stylish family bathroom serves the remaining bedrooms. The property is served by gas central heating, air conditioning (Daikin) and underfloor heating while privately owned solar panels give the benefit of reduced energy bills.

Externally, the property exudes elegance with its striking cedar cladding, offering a sophisticated and natural aesthetic that complements its surrounding environment. The wrap-around garden is an exceptional feature, providing ample space for outdoor relaxation and activities, with potential for both a children's play area and a tranquil retreat.

The property also benefits from an integral garage, offering secure parking and additional storage space.

This executive home is a rare find, offering the perfect combination of modern design, natural beauty, and practical living spaces. Ideal for families and professionals looking for a high-quality, versatile home.

Location

Situated on the periphery of the residential area of Camrose approximately four miles from the town of Haverfordwest and convenient to the beautiful Pembrokeshire coastline at Newgale, famous for its sandy beach, rugged cliffs and coastal path, with the harbour village of Solva and the Cathedral City of St Davids beyond.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.



DIRECTIONS

From the Haverfordwest office take the B4330 out of town in the direction of Croesgoch. Follow the road for approximately 4 miles until you reach Folly Cross. At the junction, turn left and Little Cedar Drive can be found immediately after on the right-hand side. What3Words: advantage.slurred.rank

GENERAL INFORMATION

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: Gas
TAX: Band D

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

JETH/ESL/01/25/Ok EJJ

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AERIAL VIEW

