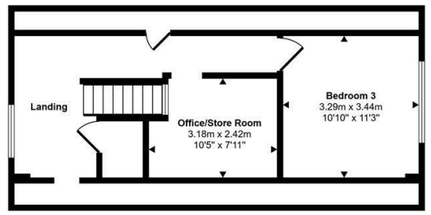
Approx Gross Internal Area
168 sq m / 1806 sq ft

Ground Floor
Approx 122 sq m / 1313 sq ft



First Floor
Approx 46 sq m / 493 sq ft

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

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,
HEATING: LPG Gas
TAX: Band E

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

JETH/ESL/02/26/JETH

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,

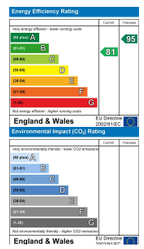
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01437 762626
www.westwalesproperties.co.uk

White Wings Simpson Cross, Haverfordwest, SA62 6EP

- Detached Dormer Bungalow
- Three Double Bedrooms Plus Office/Store Room
- Two Reception Rooms
- Gardens To Three Sides
- LPG Gas Heating
- Modernisation Required
- Downstairs Bedrooms And Bathroom
- Garage and Workshops
- Driveway Parking
- EPC Rating: E



Guide Price £200,000

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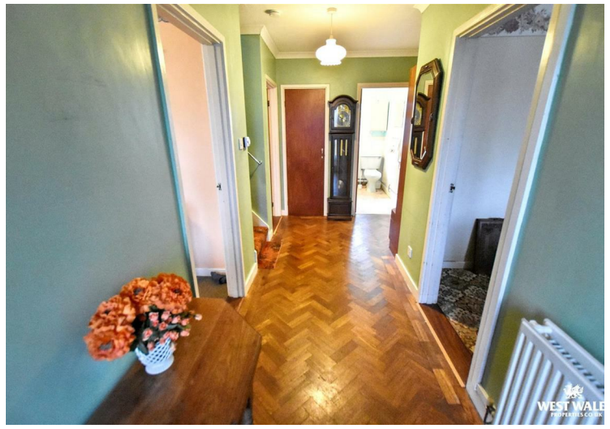
The Agent that goes the Extra Mile



For sale by modern method of auction!

An opportunity to purchase a detached dormer bungalow located in the popular village of Simpson Cross, approximately 4 miles out of the county town of Haverfordwest. The property is offered for sale with the appeal of no onward chain, making it a fantastic prospect for anyone looking for somewhere to put their own stamp on!

The layout of the property briefly comprises of an entrance porch and hallway with an original parquet flooring, a living room and a dining room, kitchen/breakfast room, two double bedrooms and a family bathroom on the ground floor. On the first floor there is an open landing leading to a third double bedroom and an office/storage room which could lend itself to being a further bedroom (no window). The property requires modernisation and is served by double glazing and LPG gas heating.

Externally, a driveway to the front provides off road parking and access to the adjoining garage, which has a workshop/utility area to the rear, There is a further workshop/storage room and outside WC. There are lawned gardens to three sides, offering fantastic space for gardening and to enjoy summer days,

Viewing is highly recommended!

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 White Wings on the right hand side. What3Words: ///gracing.hissing.exposes

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