



Floorplan

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, Mains Drainage

**HEATING:** Communal LPG gas

**TAX:** Band E

CFH/ESL/04/25/Takeonok - ESL 17.04.2025

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

**FACEBOOK & TWITTER**

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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**

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

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[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)



## 11 Damson Close Cuffern, Roch, Haverfordwest, Pembrokeshire, SA62 6HR

- Beautifully Presented
- Cul-De-Sac Location
- Garden To Front And Rear
- Double Glazing
- No Onward Chain
- Three Bedroom Detached
- Two Bathrooms
- Driveway Parking & Garage
- LPG central heating
- EPC Rating - E

**No Onward Chain £350,000**

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***The Agent that goes the Extra Mile***



A beautifully presented three bedroom bungalow with vaulted ceilings located in the highly sought after rural hamlet of Cuffern. The accommodation of a high standard briefly comprises: Entrance Porch, Hallway, Lounge, Kitchen/Dining Room, Bathroom, Shower Room and Three Bedrooms. Benefiting from double glazing and LPG central heating. Externally, the property offers a south-facing lawned garden with detached garage to the side that benefits from a vaulted ceiling giving overhead storage. The property is a must view to fully appreciate the location and the quality finish on this beautiful home. This property has the appeal of no onward chain and would suit as either a family home, retirement, second home or holiday let investment. The property is located on a scenic lane between Roch and Cuffern, and around 3.5 miles from Newgale, one of the best-known Blue Flag sandy beaches in West Wales, with its 2 miles of beach and wonderful surf. It lies halfway between the county town of Haverfordwest and the beautiful cathedral city of St. Davids. Haverfordwest has a wide range of amenities, including a mainline train station, hospital, sixth-form college, schools, cinema, and leisure facilities. The village of Roch, just a couple of miles away, has a junior school, church, and pub, whilst St Davids and Solva both have a wide array of cafes, restaurants, shops, and art galleries. The stunning scenery of the Pembrokeshire Coast National Park is on your doorstep and provides endless opportunities for walking and enjoying the flora and fauna of the area, whilst a myriad of sporting activities can be enjoyed either on the beach, sea, or golf course.



## DIRECTIONS

From our office in Haverfordwest proceed out on the St Davids Road (A487) continuing for approximately 6 miles into the village of Roch. Upon entering the village take the first right at the crossroads, proceed through the village past the Castle and out of the village. Continue down the hill and up the other side taking the 2nd right for Cuffern. The entrance to Eastmoor Park can be found on the left hand side and Damson Close is the 2nd cul-de-sac. What3Words://remember.factoring.strongly

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.