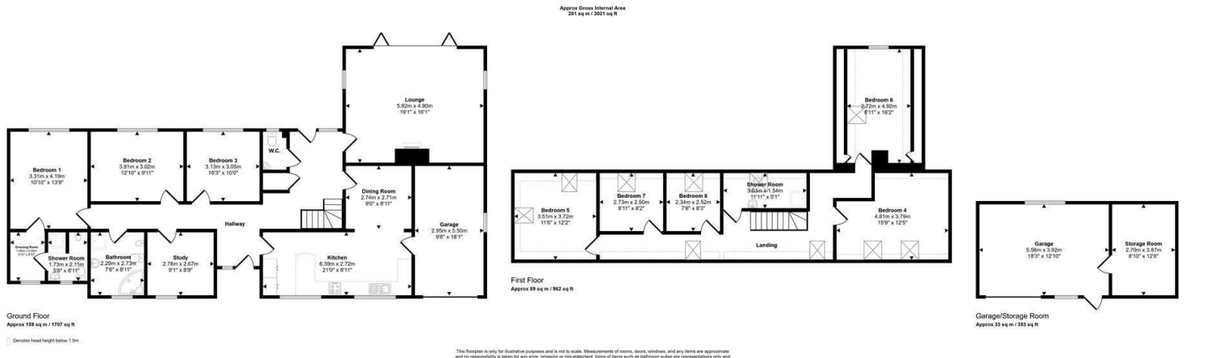




VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Private Drainage
HEATING: Oil
TAX: Band E

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

SLS/ESL/01/26/OKSLS

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
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



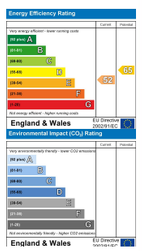






Ty Robynne Simpson Cross, Haverfordwest, SA62 6EL

- Detached Dormer Bungalow
- 6 Bedrooms, 4 Reception Rooms (Or Upto 9 Bedrooms)
- Off Road Parking & Garage
- Spectacular Countryside Views
- No Near Neighbours
- Set in Approx 1.06 Acre
- No Onward Chain
- Well Tended Gardens
- Ample Off Road Parking
- EPC Rating: E



Offers In The Region Of £595,000

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The Agent that goes the Extra Mile





















Welcome to Ty Robynne, a substantial detached dormer bungalow offering a versatile layout to be configured to suit any family dynamic. The property sits in an elevated position enjoying spectacular panoramic countryside views. This property is being sold with the further appeal of no onward chain!

The layout of the property briefly comprises of an entrance hall, an open plan kitchen/diner, living room, up to 9 bedrooms or reception rooms/study etc. The master bedroom benefits from an en-suite shower room and a dressing room, and there are two family bathrooms and a cloakroom serving the remaining rooms. The property is well maintained both internally and externally, and benefits from oil fired heating and double glazing. The versatile accommodation could lend itself to a number of uses, such such as Air b n b, Guest House etc.

Externally, the property boasts a through driveway giving ample off road parking. Front and rear gardens give curb appeal and an excellent space for families to enjoy, with a patio seating area leading off from the living room, allowing for the perfect spot to enjoy the uninterrupted views. To the side of the property is a separate garden which has previously been used for growing vegetables.

With plenty of space to utilise both inside and out, this rare opportunity is not to be missed!

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 Haverfordwest take the A487 in the direction of St Davids. Upon reaching Simpson Cross, take the right hand turn towards Keeston onto Hill Lane. Follow the road up where you will find Ty Robynne on the right hand side. What3Words: ///regulate.joys.sorry

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