

Crosslyn, Spittal, Haverfordwest



Asking Price £499,950



Welcome to this 6-bedroom detached property, nestled in the picturesque village of Spittal, just outside Haverfordwest. Offering a perfect blend of space and countryside charm, this home is ideal for growing families, those seeking additional space for home offices, or anyone looking for a peaceful rural retreat without compromising on convenience.

With generously sized bedrooms, multiple reception areas, and potential for customization, this home offers a unique opportunity to make it truly your own.

The property's location offers the best of both worlds – a tranquil setting with easy access to the amenities of Haverfordwest, renowned local schools, and the stunning Pembrokeshire coastline, all just a short drive away.



RK & son
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Entrance hallway

Fitted carpet, wooden front door

Study

Fitted carpet, double glazed uPVC window, built in shelving units

Library

Timber floor, wood burner with decorative surround, 2 x double glazed uPVC windows to the side, sliding door to outside, built in shelving units

Dining Room

Timber flooring, original wooden windows, gas boiler in recessed area

Drawing Room

Fitted carpet, fireplace with decorative surround, double glazed uPVC window to the front, uPVC door with glass panel insert

Kitchen/ Breakfast Room

Slate tiled flooring, matching base and wall units, double glazed uPVC window to the rear, pantry, door leading to:

Conservatory

Tiled flooring, uPVC double glazed units throughout, door to garden

Utility

Slate tiled flooring, uPVC double glazed units throughout

Sitting Room

Fitted carpet, fireplace with decorative surround, double glazed uPVC window to the front, built in shelving units

Landing

Fitted carpet, double glazed uPVC window to the side

Bedroom 1

Fitted carpet, 2 x double glazed uPVC window's to the front, 1 x double glazed uPVC window to the side, built in wardrobes, fireplace

Shower room

Tiled walls, vinyl flooring, hand basin, low flush toilet, bidet, corner shower, double glazed uPVC window to the side

Bedroom 2 / Chapel

Timber flooring, Velux window, Chapel window to the side, store room

Landing

Fitted carpet

Bedroom 3

Fitted carpet, fitted wardrobes, double glazed uPVC window to the front

Bedroom 4

Fitted carpet, double glazed uPVC window to the front

Bedroom 5

Fitted carpet, , double glazed uPVC window to the front, built in shelving units

Bedroom 6

Fitted carpet, double glazed uPVC window to the rear

Bathroom

Partially tiled, hand basin, low flush toilet, bath with overhead shower, double glazed uPVC window to the rear, storage

Inner hallway

Fitted carpet, wooden door with glass panel insert to garden

Garage

Door to the side, up & over door

Outside

The front of the property is bounded by a wall with shrubs and bushes adorning. A driveway is behind a private gate.

To the rear is a mature garden mainly laid to lawn with shrubs, bushes and trees with tool shed and summerhouse. Extending to the side of the property is a store shed, coal bunker and a greenhouse.

Additional Information

Tenure: Freehold

Services: Mains electricity, water & drainage with LPG gas central

heating

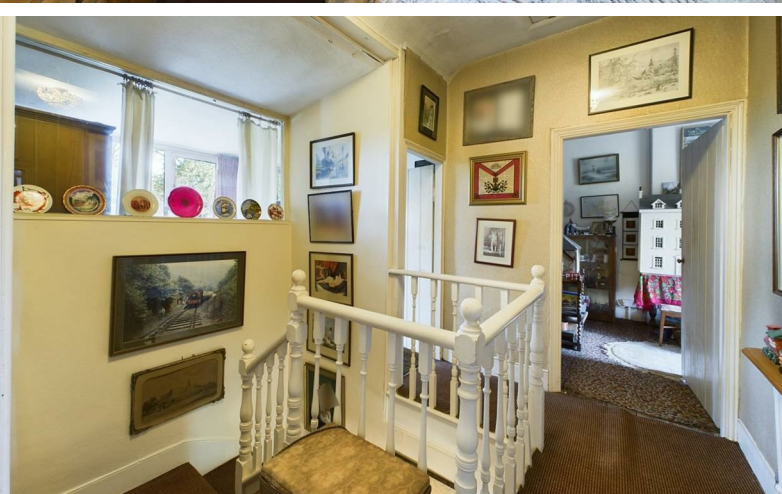
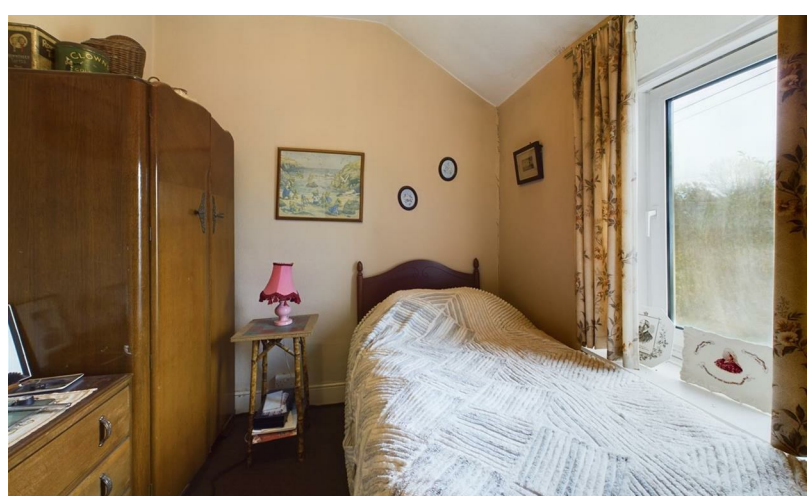
Council Tax: Band F

Local Authority: Pembrokeshire County Council

Mobile Coverage: Varied depending on provider

Broadband Speed: Ultrafast available





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www.rklucas.co.uk





Floor 0



Floor 1

Approximate total area⁽¹⁾

269.37 m²
2899.48 ft²

Reduced headroom

0.97 m²
10.49 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

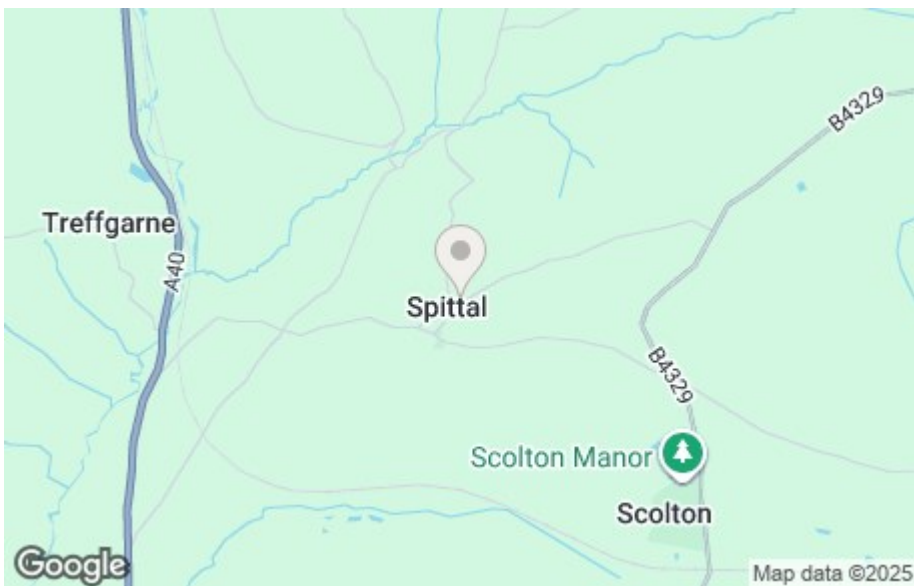
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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From Haverfordwest proceed on the Fishguard Road (A40) for approximately 4 miles and turn right for Spittal by the The Corner Piece Inn. After about 1 mile turn right and continue in to the village of Spittal. Shortly after passing the primary school on your left take the next left in to Wesley Way. Crosslyn can be found further along on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.