

NEW  
INSTRUCTION



## Erw Las, Cardigan Road, Haverfordwest SA62 4DG

Offers in the region of £210,000



Stunning Bungalow  
Ideal for Retired  
Must to View  
Level Garden

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## DESCRIPTION

Situated within the village of Crundale set back from the road standing within a nice size level garden area with plenty of off road parking a superbly presented detached bungalow having been well maintained and continuously improved. The accommodation is nicely appointed and apportioned and has a beautifully fitted kitchen, upgraded shower room, double glazed windows throughout and easy to manage electric heating system. There is plenty of room to the rear to add a conservatory or additional accommodation and the loft area is large enough to be modified into rooms if required (subject to planning and buildings regulations). As it is, this bungalow is easy to be moved into and as the bus stop is just a few yards away is ideal for a retired couple. Internal viewing is essential to appreciate the presentation.

## LOCATION

The property is located in the village of Crundale a short drive outside the county town of Haverfordwest that provides a wide range of facilities to include local shops, national retailers, educational and recreational facilities. Haverfordwest is centrally located from which to explore the Pembrokeshire area and the national park and is within daily commuting of towns such as Tenby, Fishguard, Narberth, Pembroke and Carmarthen which provides access onto the dual carriageway linking to the M5.

## ENTRANCE HALL

2 electric heaters, access to insulated loft, telephone point, built in airing cupboard and doors connecting to:

## LOUNGE

12' x 11'10 (3.66m x 3.61m)

Open fireplace in stone surround with tv shelving, electric heater, TV point, window looking out to the front.

## KITCHEN

10' x 10' (3.05m x 3.05m)  
A lovely fitted kitchen with a range of wall and base units, built in appliances, extractor fan, tile floor, part tile walls, work surfaces, sink unit, window overlooking the rear garden, door to rear hall, preparation area with work tops, and archway connection into:

## DINING ROOM

12' x 11'8 (3.66m x 3.56m)  
Electric heater, window looking out the front.

## HALLWAY SEATING AREA

With sliding door to back garden and large walk in hall storage room.

## SHOWER ROOM

6'10 x 6' (2.08m x 1.83m)  
Beautifully fitted shower room with heated towel radiator, wash basin, toilet and screened electric shower with oversized shower tray, window.

## BEDROOM 1

12' x 10'10 (3.66m x 3.30m)  
Front bedroom with window and electric heater.

## BEDROOM 2

10'10 x 10' (3.30m x 3.05m)  
With electric heater and window.

## REAR HALLWAY

With rear/side outside door and door into:

## INTEGRAL GARAGE

18'4 x 10' (5.59m x 3.05m)  
With up and over door, power points and plumbing for washing machine.

## OUTSIDE

Gated entrance leads to front driveway providing good off road parking space, front lawn and borders, path down

both sides with gates, outside tap to rear, level lawn garden which is all enclosed and patio area.

## SERVICES

We are advised that mains water, electric and drainage are connected.

Council Tax Band - E

## NOTE

The family are selling the bungalow and the estate needs to go through probate before any transaction can be completed.

## VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail [haverfordwest@johnfrancis.co.uk](mailto:haverfordwest@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Haverfordwest, proceed around the one way system until reaching the roundabout at Morrison's supermarket and take the third exit off signposted Crundale into Prendergast. Follow the road along and take the second turning right up Cardigan Road. Follow this road to the roundabout and take the second exit left towards the village of Crundale. Follow the road into the village and keep an eye out on the left hand side for the bus stop where the property can then be seen on the left.