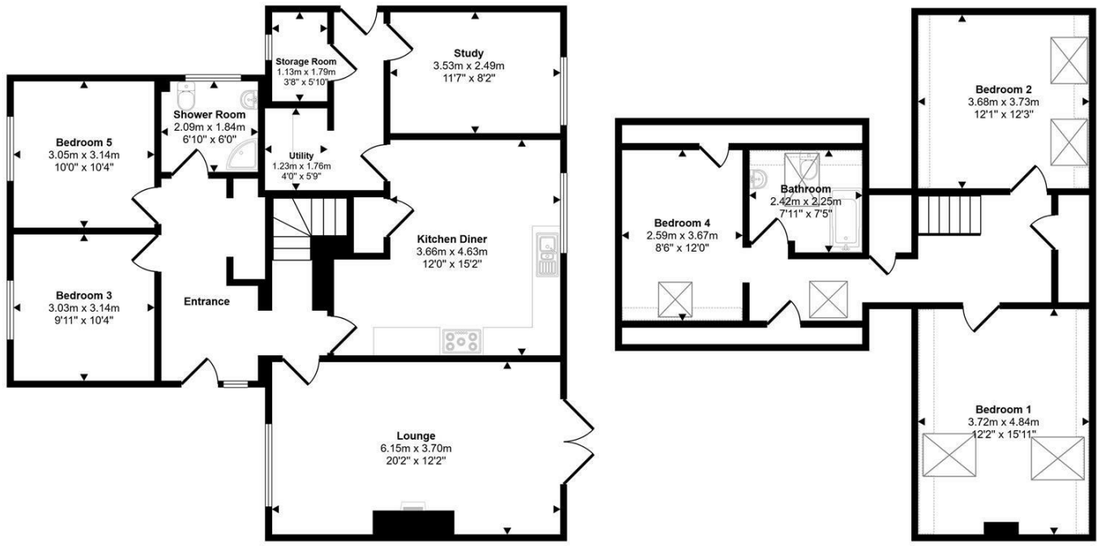
Approx Gross Internal Area
172 sq m / 1855 sq ft



Ground Floor
Approx 104 sq m / 1118 sq ft

First Floor
Approx 69 sq m / 737 sq ft

Denotes head height below 1.5m

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: Air Source
TAX: Band E

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

SLS/ESL/03/26/OKSLS

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



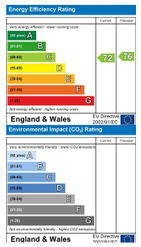






The Gables Puncheston, Pembrokeshire, SA62 5RJ

- Detached Dormer Bungalow
- Beautifully Presented
- Neighbouring Fields And Countryside Views
- Detached Garage, Polytunnel And Potting Shed
- Air Source Heating
- Versatile Layout Offering Up To Six Bedrooms
- Ample Off Road Parking
- Village Location
- Front And Rear Gardens
- EPC Rating: C



Offers In The Region Of £375,000

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The Agent that goes the Extra Mile





















Located in the heart of a sought-after rural community, this delightful dormer bungalow is a fantastic opportunity! The Gables is located in Puncheston, convenient to the school and approximately 11 miles from Pembrokeshire's county town.

The property boasts versatile accommodation offering up to six bedrooms, making it suitable for a variety of family dynamics. The layout is currently configured as an entrance hall with coat storage, a living room with a feature wood-burning stove, an open-plan kitchen/diner, a rear hallway with a utility area and store room, two bedrooms, a shower room, and a study on the ground floor.

On the first floor, a landing leads to three further bedrooms and a family bathroom.

The property is presented in beautiful order, with modern bathroom suites, oak flooring in the living space, and keen attention to detail throughout. An air source heat pump serves the domestic heating and hot water, supported by double glazing.

Externally, a driveway to the front provides ample off-road parking and access to the detached garage, which offers useful work and storage space. The front garden is laid to lawn with raised vegetable beds a polytunnel and a potting shed.

To the rear is a further lawned garden accompanied by a decked seating area, with a low-lying boundary hedge neighbouring a grazing field.

Puncheston is a quiet, rural village in the heart of the Pembrokeshire countryside, within easy reach of the towns of Fishguard and Haverfordwest, and a short drive from the Preseli Hills. The village has an infant/ junior school, and there is a range of shops and facilities in the nearby village of Letterston. 11 miles south is the market town of Haverfordwest which has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital and mainline train station.





DIRECTIONS

DIRECTIONS: From Fishguard follow the A40 towards Haverfordwest until you reach Letterston. At the cross roads take the left turn, continue for approx 4 miles into Puncheston. After a short distance you will find the property on your right hand side as identified by our 'For Sale' board. What3Words:///investors.swooned.skins

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