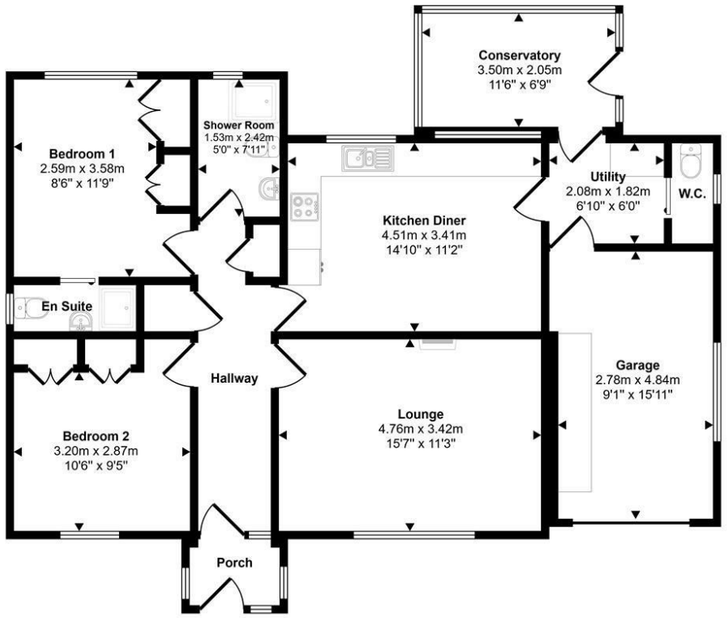
Approx Gross Internal Area
105 sq m / 1130 sq ft



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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: E
SOLAR PANELS- LEASED

ref: JETH/ LLE / JUNE/ 26/DRAFT

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

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TELEPHONE: 01437 762626

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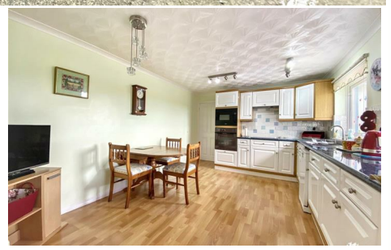
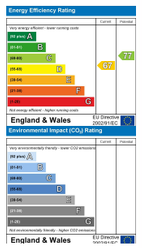
www.westwalesproperties.co.uk



Shiralee Hayscastle Cross, Hayscastle, Haverfordwest, SA62 5PR

- **Detached Bungalow**
- **Two Double Bedrooms**
- **Utility Area With W/C**
- **Low Maintenance Garden**
- **Oil Central Heating**
- **Panoramic Countryside Views**
- **Master With En-Suite**
- **Conservatory**
- **Garage And Driveway Parking**
- **EPC Rating: D**



Offers In The Region Of £260,000

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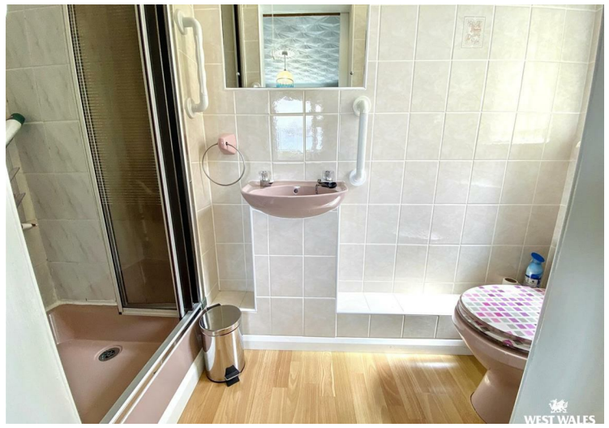
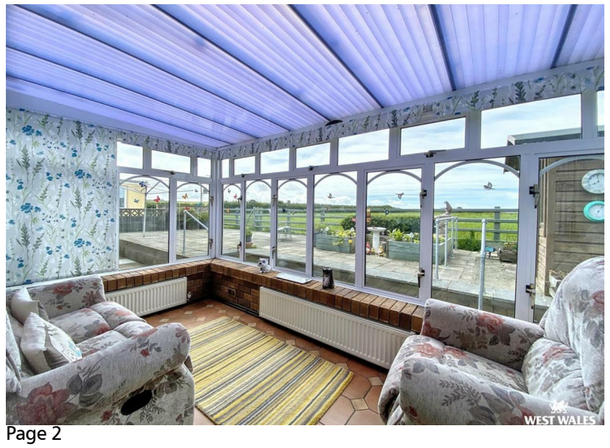
The Agent that goes the Extra Mile





Enjoying far-reaching countryside views to the rear, this detached bungalow offers an excellent opportunity for buyers looking to create a home tailored to their own tastes. Whether as an investment project or a wonderful family residence, the property provides versatile accommodation in the semi-rural village of Hayscastle Cross, approximately 8 miles from Haverfordwest.

The accommodation comprises an entrance porch leading into a welcoming living room with a feature fireplace, a kitchen/diner, a conservatory positioned to take full advantage of the surrounding rural outlook, a utility room with W/C, and a wet room. There are two double bedrooms, including a principal bedroom benefitting from an en-suite shower room.

Further enhancing the property is an adjoining single garage with integral access, providing useful storage space. The property also benefits from UPVC double glazing, oil-fired central heating and solar panels, offering practical and energy-efficient features.

Externally, there is ample driveway parking to the front of the property. To the rear, the low-maintenance garden is laid with patio slabs and provides plenty of space for outdoor seating and entertaining, allowing you to make the most of the idyllic countryside views. The garden also features a summer house, creating an ideal spot to relax and enjoy the peaceful surroundings.

Combining countryside charm, potential for modernisation, and a convenient location, this is a property with plenty to offer. Viewing is highly recommended!

The County Town of Haverfordwest, approximately 7 miles to the South has a wide range of amenities, including a mainline train station, hospital, leisure center, cinema, secondary schools, further education college, shops, restaurants, and retail parks, etc. The West Pembrokeshire Coastline is located approximately 5 miles West of Hayscastle at the beautiful sandy Newgale Beach. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films in the area.

DIRECTIONS

From Haverfordwest, take the Fishguard Road, passing Davies store on your left and continue on the A49 for approximately 5 miles. When you reach Wolfscastle village, take the first left after the Wolfe Inn and stay on this road until you reach Hayscastle Cross. The house can be found on the left-hand side. What/Three/Words:///argue.clashing.pinches

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