

John. Francis

www.johnfrancis.co.uk

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PROTECTED



The Property
Ombudsman



NEW
INSTRUCTION



Amberley, Spittal, Haverfordwest SA62 5QP

Offers in the region of £375,000

3/4 Bedroom Detached Bungalow In A Village Location
Lounge, Kitchen/Diner, Utility, Shower Room
Front and Rear Gardens
Off Road Parking And Garage

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DJ/DT/84094/190821

DESCRIPTION

A 3/4 Bedroom
Detached Bungalow located in the Heart of Spittal. This property boasts, off road parking for multiple cars, a garage plus front and rear gardens which have been maintained beautifully. All on one level, the bungalow also benefits from a lounge, kitchen/diner, utility and a shower room which makes this property ideal for a couple or even a family. Spittal benefits from a primary school, post office and popular public house yet it is just a 10 minute drive from the County Town of Haverfordwest.

ENTRANCE HALL

Obscured double glazed door to front aspect, obscured double glazed window to front aspect, radiator, laminate flooring.

LOUNGE

19'05 x 19'01 (Max)
(5.92m x 5.82m (Max))
Sliding double glazed patio door to rear aspect, double glazed window to rear and side aspect, 3 radiators, open fire, laminate flooring.

KITCHEN/DINER

12'04 x 10'05 (3.76m x 3.18m)
Double glazed window to side aspects, base and wall units, single bowl sink, space for electric

cooker, extractor fan, space for fridge, radiator, tiled floor.

UTILITY

10'05 x 7'06 (3.18m x 2.29m)
Double glazed window to side aspects, base units, single bowl sink, space for washing machine, space for tumble dryer, space for dishwasher, space for under counter fridge/freezer, radiator, tiled flooring.

BEDROOM 4/STUDY

17'01 x 7'07 (5.21m x 2.31m)
Double glazed sliding patio doors to side aspect, laminate flooring.

SHOWER ROOM

8'01 x 6'04 (Max) (2.46m x 1.93m (Max))
Obscured double glazed window to front aspect, low level WC, wash hand basin, walk-in shower cubicle, towel radiator, tiled flooring.

CLOAKROOM

Obscured double glazed window to front aspect, low level WC, wash hand basin, boiler, tiled flooring.

BEDROOM 1

11'08 x 9'08 (3.56m x 2.95m)
Double glazed window to rear aspect, storage cupboards, radiator, carpet flooring.

BEDROOM 2

11'08 x 9'10 (3.56m x 3.00m)
Double glazed window to rear aspect, radiator,

carpet flooring.

BEDROOM 3

9'11 x 9'08 (3.02m x 2.95m)
Double glazed window to front aspect, storage cupboards, radiator, carpet flooring.

EXTERNALLY

To the fore is off road parking for several cars, a lawned area and pedestrian access leading to the rear garden on both sides of the property.

SERVICES

We are advised that mains water, electric and drainage are connected to this property. The property benefits from solar panels to the rear that we are advised are owned.

PLEASE NOTE:

Please note that some of our photographs are taken with a wide angle lens camera.

VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail 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

North of Haverfordwest heading out on the A40 towards Fishguard, continue for a number of miles taking a right hand turning at the Corner Piece Public House signposted for Spittal. Continue along this road until reaching the crossroads and turn right heading in towards the village of Spittal. Pass the Spittal VC School and turn left onto Wesley Way. Continue along and the property can be found on your right hand side.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

**John.
Francis**