



**Oakfield Lodge, Poyston Cross,
Crundale, Haverfordwest
Offers in the region of £275,000**



NO CHAIN
4 Bedroom Detached Bungalow
3 Reception Rooms, Utility
Family Bathroom and W/C
Off Road Parking For Several Cars
Single Garage
Stunning Grounds With Views To Side Over

AW/WJ/76443/210720

DESCRIPTION

NO CHAIN

We have a fabulous opportunity to purchase a 4 Bedroom Detached Bungalow situated just outside of the popular village of Crundale at Poyston Cross. This is a huge opportunity to have not just the good size property but the grounds to match it too! The property itself does require some modernisation but has so much potential! The property benefits from 4 Bedrooms, Bathroom, Lounge, Dining Room, Dining Area and Utility. Externally there is a track driveway over a cattle grid leading up to the property off the main road, there is a single garage to the side and a large rear garden with an abundance of fruit trees and shrubbery. The grounds to this property are beautiful and really could be quite something!

PORCH

7'03 x 3'11 (2.21m x 1.19m)
Sliding double glazed doors to front aspect, double glazed window to front aspect, tiled floor.

ENTRANCE HALL (L SHAPED)

30'01 x 11'04 (9.17m x 3.45m)

Two obscured double glazed windows to front aspect, 2 radiators, carpet flooring.

LOUNGE

24'0 x 15'02 (7.32m x 4.62m)
Double glazed window to side aspect, double glazed sliding patio doors to rear aspect, electric fire, radiator, carpet flooring.

RECEPTION AREA

12'01 x 8'09 (3.68m x 2.67m)
Double glazed window to side aspect, 2 storage cupboards, carpet flooring, opening to:

DINING ROOM

16'0 x 10'08 (Max) (4.88m x 3.25m (Max))

Double glazed window to front and side aspects, radiator, carpet flooring.

KITCHEN

16'06 x 9'08 (5.03m x 2.95m)
Two double glazed windows to side aspect, a range of base and wall units, space for cooker, single bowl sink, storage cupboard with hot water cylinder.

UTILITY

11'11 x 7'10 (3.63m x 2.39m)
Double glazed window to front aspect, double glazed door to side aspect, single bowl sink, boiler, loft hatch.

BEDROOM 1

12'05 x 11'11 (3.78m x 3.63m)

Double glazed window to rear aspect, radiator, carpet flooring.

BEDROOM 2

12'06 x 11'11 (3.81m x 3.63m)

Double glazed window to rear aspect, radiator, carpet flooring.

BEDROOM 3

13'02 x 12'04 (4.01m x 3.76m)

Double glazed window to rear aspect, radiator, storage cupboards, carpet flooring.

BEDROOM 4 (L SHAPED)

11'10 x 11'03 (3.61m x 3.43m)

Double glazed window to front and side aspects, radiator, carpet flooring.

BATHROOM

9'08 x 7'03 (2.95m x 2.21m)
Obscured double glazed window to front aspect, low level WC, wash hand basin, bath, shower cubicle, radiator, vinyl flooring.

CLOAKROOM

7'06 x 2'08 (2.29m x 0.81m)
Obscured double glazed window to front aspect, low level WC, wash hand basin, carpet flooring.

EXTERNALLY

To the fore is a track driveway with off road parking for several cars, mature trees and shrubs. To the rear is a **SINGLE GARAGE**, large lawned area, shrubs and fruit trees.

SERVICES

We are advised that water, electric and drainage are connected to this property. There are solar panels located on the side of the roof which heat the hot water.

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

From the Morrisons roundabout in Haverfordwest head north onto Sydney Rees Way, at the next roundabout take the second exit onto the Fishguard Road. Take the fourth exit at the next roundabout then turn left signposted to Cardigan. Continue along this road to Poyston Cross, pass the crossroads and just before reaching the turning for Wiston turn right down a farm lane then immediate left. Drive over the cattle grid and the property will be found directly in front of you.