FBM - Haverfordwest
6 Picton Place, Haverfordwest, Pembrokeshire, SA61 2LX

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E: hwest@fbm.co.uk

4 Golwg Y Gloch, Rosebush, Clynderwen, Haverfordwest, SA66 7QT

Asking Price £285,000 *Freehold*









- New Build
- Detached Bungalow
- 3 Bedroom
- 10 Yea New Home Warranty
- Gas combi central heating thermostatically controlled radiator valves

Discover the Serenity of Rosebush.
Nestled amidst the captivating Preseli Hills, Rosebush is a tranquil Welsh village with a rich history as a former slate quarrying hub.
Explore a natural paradise with rolling hills and woodlands for outdoor adventures like hiking and wildlife watching in Pembrokeshire National Park. Enjoy the village's simplicity and serenity, with clear skies and tranquillity.
Nearby, Fishguard and Haverfordwest are two charming towns only a short drive away, each offering its own unique character, attractions and everyday amenities.
Travel further afield and you'll be surrounded by the West Wales coastline, known for its breathtaking natural beauty, diverse landscapes, and charming coastal towns and villages. It stretches along the western edge of Wales, facing the Irish Sea and the Celtic Sea.

Council Tax Band: TBC

Local Authority: Pembrokeshire County Council

Kitchen
14'6" x 8'11" (4.42m x 2.72m)

Lounge
14'6"x11'3" (4.42mx3.43m)

Master Bedroom
15'9" x 16' (4.8m x 4.88m)

Bedroom 2
12' x 9'4" (3.66m x 2.84m)

Bedroom 3/Dining Room
12'11" x 12'6" (3.94m x 3.8m)

Bathroom
12'11" x 6'9" (3.94m x 2.06m)

External
• Smooth painted render walls
• Natural slate roof
• Green colour UPVC tripled glazed windows
• Black UPVC fascia's, soffits, with black rainwater gullies
• Green composite UPVC front and rear door
• Landscaping to front and turf to rear of property
• Paved driveway (where applicable) with tarmac access built to an adoptable standard

Interior Finishes
• Stairs with hardwood handrail
• Wood finished internal doors
• Polished Chrome door furniture

Kitchen & Bathrooms
• Fitted kitchen with cooker, hob, and extractor fan
• Contemporary designed bathrooms including half height tiling
• Chrome towel rail to main bathroom and en-suite

Home Entertainment & Communications
• TV points to lounge, kitchen and master bedroom
• Telephone point to hallway

Security
• 10 Year New Home Warranty
• Sensored external security lighting to the front and rear
• Mains linked smoke detectors

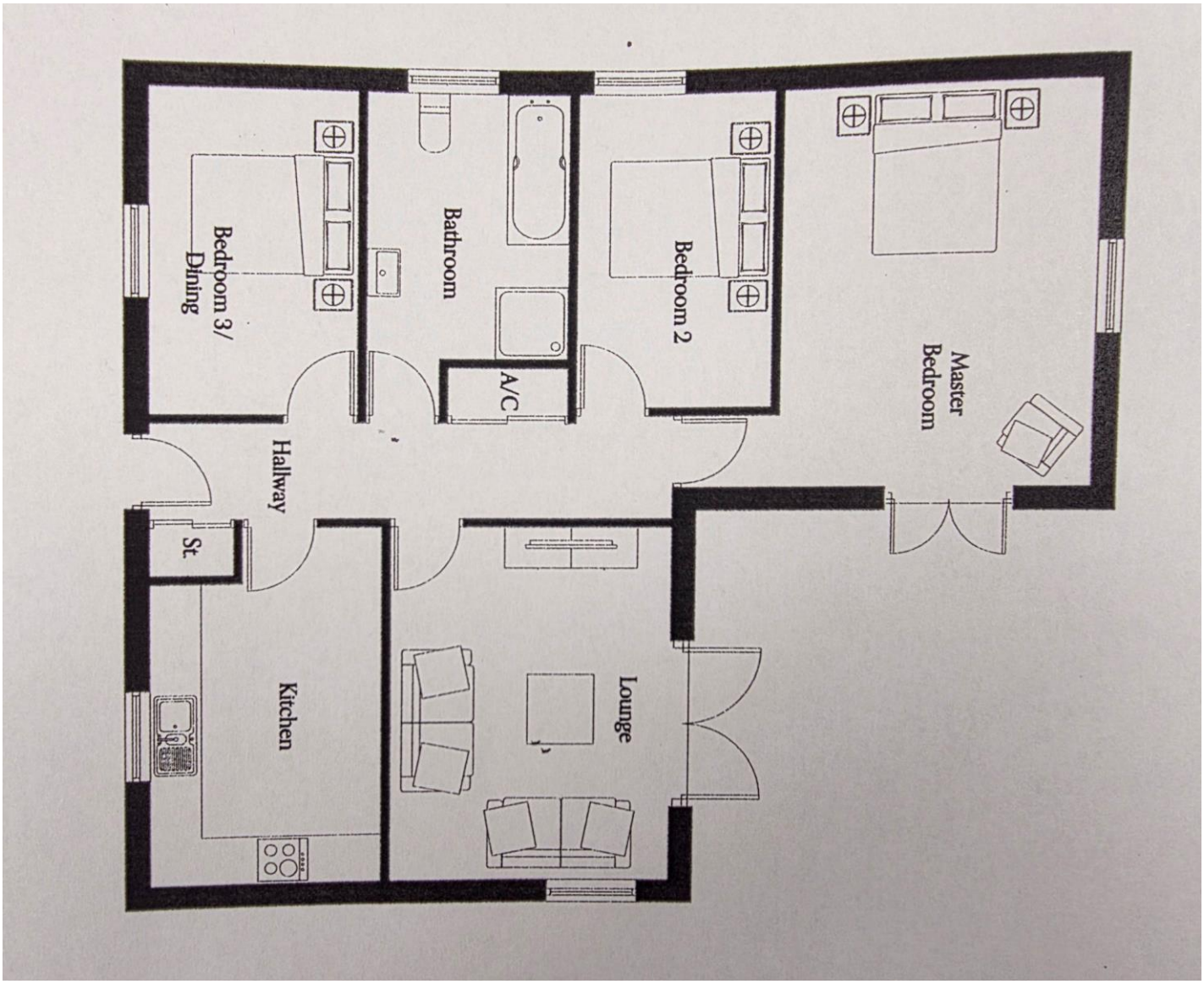
• Gas combi central heating thermostatically controlled radiator valves
• Thermally efficient cavity walls
• Pendant light fittings to living room and bedrooms
• Chrome light switches and sockets on both floors

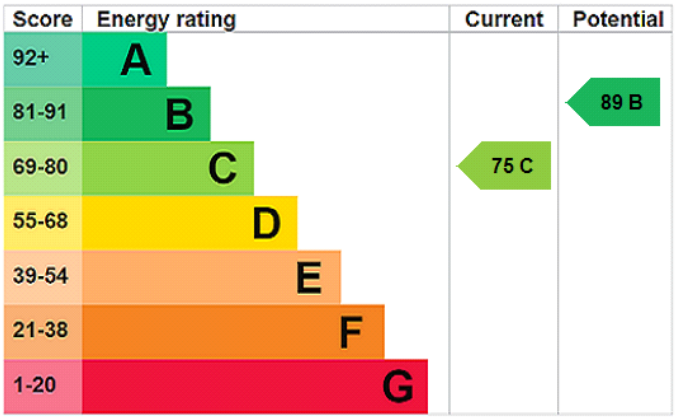
NOTE:
Pembrokeshire County Council will not adopt any road with five or under properties.
The five properties on the site have equal ownership and all rights of way over the road.











Directions

What3words : storybook.though.insurers

Haverfordwest Estates Ltd trading as FBM Estate and Letting Agents
Company Registration: 3312364

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.