



51 Elm Park

Crundale, Pembrokeshire, SA62 4DN

Guide Price Of £225,000 | Freehold | EPC: F



I fell in love with the peace, the views, and the strong sense of community...

“What first drew me to the property was its position within a quiet cul-de-sac. It immediately felt peaceful and tucked away, yet still within easy reach of Haverfordwest and everything I needed day to day.

Inside, the house has been comfortable and straightforward to live in. When I decided to downsize, the practicality of single-level living really appealed to me, and the layout has worked perfectly. Over time, I have fully redecorated the property and carried out a number of improvements, including installing a new bathroom, adding solar panels and upgrading to an air source heat pump. These changes have not only refreshed the house cosmetically but have also made it far more energy efficient and economical to run.

The outside space has been a genuine pleasure. The garden enjoys a pleasant open outlook that changes beautifully with the seasons, and from the rear there are lovely countryside views. The fact that it is not overlooked creates a real sense of privacy and calm, making it a relaxing place to sit and spend time outdoors.

The sense of community in Crundale has also meant a great deal to me. There is a friendly and welcoming atmosphere, with neighbours who look out for one another. In terms of convenience, the location works exceptionally well — Haverfordwest is close by for shops and amenities, and the property is well positioned for schools and everyday needs, while also offering good connections towards the rest of the county. Overall, it has been a peaceful, efficient and well-connected home, and I hope the next owner enjoys it as much as I have.”



Entrance Hallway

Entered via a uPVC front door with oak-effect laminate flooring underfoot, this welcoming entrance features two integrated storage cupboards.

Sitting / Dining Room

5.01m x 3.25m (16'5" x 10'8")

Finished with oak-effect laminate flooring, this bright reception space accommodates both seating and a small dining table. Television connections are in place, and a patio door opens directly onto the rear garden, ideal for alfresco dining or entertaining.

Kitchen

3.19m x 2.51m (10'6" x 8'3")

Oak-effect laminate flooring complements a range of matching wall and base units with work surfaces and tiled splash backs. A stainless steel sink with drainer sits beneath the rear window, while an electric oven with four-ring hob and extractor provides cooking facilities. There is plumbing for both a washing machine and dishwasher, space for a freestanding fridge freezer, and an integrated cupboard ideal as a pantry. A uPVC door provides side access.

Bathroom

1.98m x 1.66m (6'6" x 5'5")

Oak-effect flooring is paired with marble-effect waterproof wall panels. The suite comprises a concealed WC, a vanity unit with quartz worktop and freestanding wash hand basin. A P-shaped bath with rainfall shower and glass screen is completed by a front-aspect window and extractor fan.

Bedroom One

3.96m x 3.25m 13'0" x 10'8")

A well-proportioned double bedroom with oak-effect laminate flooring and space for a king-size bed and wardrobes. A window overlooks the rear aspect, while an integrated cupboard houses the water tank and provides additional storage.

Bedroom Two

3.19m x 2.98m (10'6" x 9'9")

Another double bedroom finished with oak-effect laminate flooring, offering space for double bed and wardrobes. A window to the front aspect provides natural light. Currently arranged as an office / hobby room, offering versatility.

External

To the front, a lawn and driveway provide off-road parking. Side access leads to the rear garden, which is laid to lawn and enclosed by fencing, with a bank area to the rear which is subject to a conservation order.

Additional Information

We are advised that mains services and drainage are connected. The property benefits from an air source heat pump and eight solar panels. There is no mains gas supply.

What3Words

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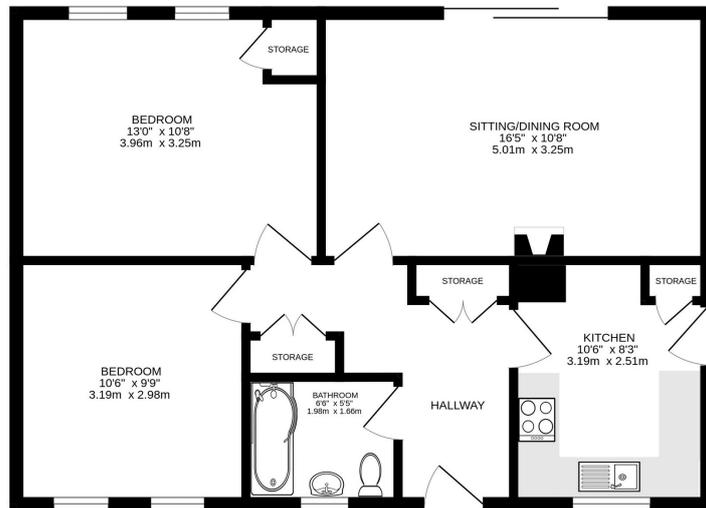
Council Tax Band

D (£1,651.97)





GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq. ft. (57.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyEnergy 01008

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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