



Penlan

2 Roch Road, Haycastle Cross, SA62 5PR

OIRO: £225,000 | Freehold | EPC: F



Situated in the desirable hamlet of Hayscastle Cross, this semi-detached home has been fully renovated throughout and is presented as a turnkey opportunity. Set on a generous plot with far-reaching countryside views, it offers broad appeal for first-time buyers, investors, or those seeking a well-finished rural home.

The property is entered via a spacious porch, providing practical storage for coats and boots. From here, a door opens into the lounge, a well-proportioned reception room with a front-facing window and a chimney breast ready for the installation of a log burner if desired. The kitchen is bright and modern, fitted with underfloor heating and a range of matching units and worktops, with an integrated oven and dishwasher. There is ample room for a dining table, and sliding patio doors open directly to the rear garden, where views of the surrounding countryside can be enjoyed. A useful utility room, ground floor WC, and integral access to the garage add further convenience.

Upstairs, the property continues its tasteful presentation with hardwood floors throughout. There are three bedrooms in total: two doubles, including a master with fitted wardrobes, and a single bedroom that works equally well as a home office, nursery, or guest room. The family bathroom has been updated to suit modern living, completing the internal accommodation.

Externally, the home is approached via a private tarmac driveway with parking for several vehicles and access to the integral garage. The front garden is lawned and edged with mature shrubs and fencing for privacy, while the rear garden is mainly laid to lawn, enclosed by hedging and fencing, and complemented by established planting and open views across farmland.

Hayscastle Cross offers an appealing balance of rural setting and accessibility. A well-regarded local pub is within walking distance, while shops, schools, and amenities are just a short drive away. The towns of Haverfordwest, Fishguard, and St Davids are all within easy reach, along with a wide choice of beaches, including the renowned stretch at Newgale.



Entrance Porch

2.21m x 1.31m (7'3" x 4'4")

uPVC front door, carpet underfoot, side-facing window and space for coats and boots. Door with glazed panel leads through to the lounge, allowing natural light to flow through.

Lounge

5.49m x 3.64m (18'0" x 11'11")

Generous reception space with carpet underfoot and ample room for seating and furniture. Chimney breast prepared for the installation of a log burner, television connection points, front-facing window, radiator, and staircase rising to the first floor.

Kitchen / Diner

5.34m x 2.60m (17'6" x 8'6")

Tiled throughout with underfloor heating and fitted with a range of eye and base level units, worktops and tiled splash backs. Integrated oven and dishwasher, stainless steel sink with drainer, an induction hob with extractor hood over. Plumbing for an under-counter washing machine. Dining area with room for a table, sliding patio doors opening to the garden, and window overlooking the rear aspect.

Utility Room

3.04m x 2.50m (10'0" x 8'2")

Carpet underfoot, base unit with worktop over, and housing for the boiler. Glazed wooden door leads to the garden, with further access to the integral garage. A small WC adjoins, with rear window and radiator.

Garage

2.69m x 2.50m (8'10" x 8'2")

Half-size garage with up-and-over door, concrete floor, power and lighting. Suitable for storage.

Landing

Wooden flooring, space for a dresser, and doors leading to bedrooms and bathroom.

Master Bedroom

3.64m x 2.42m (11'11" x 7'11")

Double bedroom with wooden flooring and fitted wardrobes spanning the length of one wall. Space for additional furniture, front-facing window and radiator.

Bedroom Two

3.03m x 2.60m (9'11" x 8'6")

Double bedroom with wooden flooring, space for wardrobes and furniture. Rear-facing window with views over the garden and surrounding countryside, radiator.

Bedroom Three

2.77m x 2.25m (9'1" x 7'5")

Single bedroom with solid wooden flooring, suited as a child's bedroom or home office. Front-facing window and radiator.

Bathroom

2.25m x 1.64m (7'5" x 5'5")

Solid wooden flooring, tiled walls, panelled bath with shower over and sliding curtain, WC, wash hand basin, rear-facing window, radiator and extractor fan.

External

Private tarmac driveway providing off-road parking for multiple vehicles and access to the integral garage. Small lawned frontage with mature shrubs and fencing for privacy. To the rear, a lawned garden enclosed by hedging and fencing, with flower borders and mature planting, enjoying views over open farmland.

Additional Information

Mains services are connected. Oil-fired central heating.

Council Tax Band

D (£1,651.97)

What3Words

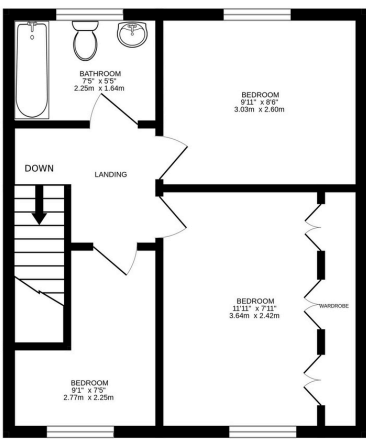
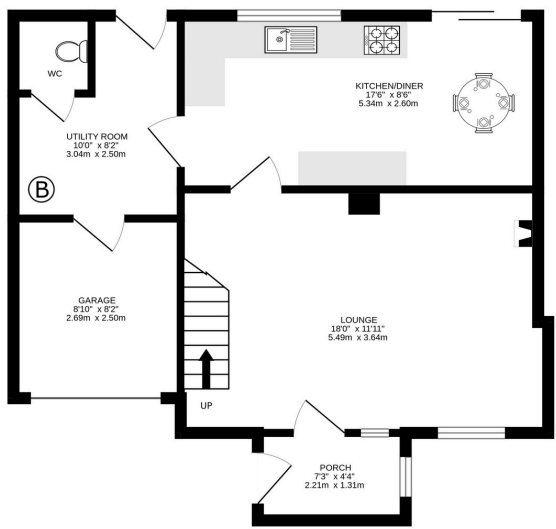
relegate.lion.hoped





GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

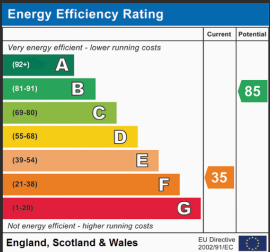
1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.5 sq.m.) approx.

Whilst 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 Metropix 6/2025



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.