



## Ty Gwyn

Poyston Cross, Crundale, Haverfordwest, SA62 4DU

Guide Price Of £585,000 | Freehold | EPC: D



### **A much loved family home...**

“Ty Gwyn has been our family home for the past 25 years, and it has provided a wonderful setting for family life throughout that time. From the moment we first moved in, it was the sense of space and light that stood out — the large rooms, high ceilings and wide windows create an environment that feels bright, open and incredibly easy to live in. Over the years, the house has adapted effortlessly to our needs, offering both comfortable day-to-day living and the space to come together as a family. The layout works well, with each room feeling well proportioned, and there is a natural flow throughout the home that makes it both practical and enjoyable to spend time in.

The gardens have also been a big part of what has made Ty Gwyn so special to us. They are thoughtfully arranged, providing a balance of open lawn, established planting and areas to sit and enjoy the surroundings. Whether it's spending time outside during the warmer months or simply appreciating the outlook from within the house, the setting has always felt peaceful and private. The horseshoe driveway has been particularly convenient over the years, making access simple and providing ample space for parking when hosting family and friends. It's a feature that has suited our lifestyle perfectly and adds to the overall ease of living here.

Ty Gwyn has been a home full of memories, and while we will miss it very much, we feel the time is right for a new chapter. We hope the next owners will enjoy the same sense of space, light and lifestyle that we have been fortunate to experience, and create their own lasting memories here.”

## Agents Comments

“Ty Gwyn is a substantial detached residence offering a versatile and well-proportioned arrangement of accommodation, set within generous, established grounds just outside Crundale. The property is defined by its scale and proportions, with high ceilings and wide window openings creating a strong sense of light and openness throughout.

The internal layout provides a series of well-balanced reception spaces, offering flexibility for both formal and informal use. The principal living areas are complemented by a well-appointed kitchen with adjoining dining space, together with a sun room that enhances the connection to the gardens. The bedroom accommodation is arranged across the upper level and comprises four well-proportioned rooms, two of which benefit from en-suite facilities. A key feature of the property is the inclusion of a self-contained annexe, providing an additional layer of flexibility. This space is ideally suited for multi-generational living or guest accommodation.

Externally, the property occupies a substantial plot with landscaped gardens that have been carefully arranged to provide both structure and variety. The sweeping horseshoe driveway offers ease of access and extensive parking, while the gardens provide a combination of open lawn, mature planting and private seating areas.

The property benefits from far-reaching countryside views, further enhancing the overall sense of space and setting. Ty Gwyn presents a well-rounded opportunity, combining internal scale and established grounds, all within convenient reach of Haverfordwest and the wider Pembrokeshire area.”



### Entrance Porch / Hallway

Composite front door opening into a bright entrance porch with tiled flooring and full height windows to the fore aspect allowing excellent natural light. The space provides practical coat and boot storage, with a glazed uPVC door leading through to the main hallway. Decorative vinyl tiled flooring with an oak staircase rising to the upper level. Doors lead through to the principal reception rooms.

### Shower Room

2.96m x 2.47m (9'9" x 8'1")

Tiled flooring and fully tiled walls with a suite comprising WC, wash hand basin and walk-in shower with glass screen. A heated towel rail is installed with a window to the side aspect for added ventilation.

### Sun Room

2.89m x 2.47m (9'6" x 8'1")

A light-filled reception space with tiled flooring and full height windows to the fore and side aspects. Offering ample space for seating, the room is well suited as a relaxing sitting or sun room, with a glazed uPVC door opening to the side aspect.

### Living Room

4.97m x 4.51m (16'4" x 14'10")

A generously proportioned reception room with carpet underfoot and ample space for lounge furniture. An electric fireplace with marble surround forms a focal point, while sliding uPVC doors to the fore aspect allow excellent natural light. Feature hardwood archway doors open through to the dining room.

### Dining Room

4.51m x 3.88m (14'10" x 12'9")

A spacious dining room connected to the living room via arched hardwood doors, with carpeted flooring and ample room for a large dining table. Windows overlook the fore aspect.

### Kitchen

4.96m x 4.73m (16'3" x 15'6")

A well-appointed kitchen fitted with a range of matching eye and base level units with work surfaces over and tiled splash backs. Integrated appliances include fridge, freezer and dishwasher, alongside a double eye-level oven and five-ring electric hob with extractor above. A stainless steel 1.5 bowl sink with drainer sits beneath a window overlooking the countryside to the side aspect. The room also features a central island with granite work surface and base cabinetry below, together with ample space for a dining table. Double doors open through to the dining room.





### **Laundry Room**

**3.59m x 3.53m (11'9" x 11'7")**

Vinyl tiled flooring with a range of eye and base level units, work surfaces and tiled splash backs. Stainless steel sink with drainer, plumbing for washing machine and tumble dryer, window to the side aspect and a uPVC door leading out to the courtyard. Loft hatch.

### **Annexe**

### **Living Room**

**3.57m x 3.53m (11'8" x 11'7")**

A comfortable reception space with carpeted flooring and room for seating. Electric fire with composite surround and sliding uPVC patio doors opening to the rear.

### **Kitchen**

**2.56m x 2.46m (8'5" x 8'7")**

Fitted with matching eye and base level units with work surfaces and tiled splash backs. Integrated fridge and dishwasher, built-in oven with four ring electric hob and extractor above. Stainless steel sink with drainer and window to the side aspect.

### **Bedroom**

**3.57m x 3.49m (11'8" x 11'6")**

A double bedroom with carpet underfoot and space for bedroom furniture. Sliding uPVC doors open directly onto the rear garden.

### **Bathroom**

**1.92m x 1.65m (6'4" x 5'5")**

Carpeted flooring with tiled walls. Suite comprising WC, wash hand basin with mirror above and bath with shower attachment. Heated towel rail, extractor fan and window to the side aspect.

### **Dining Area**

**2.88m x 1.65m (9'5" x 5'5")**

A small dining space with carpeted flooring and room for a table, with window to the side aspect. Doors lead through to the reception room, bedroom and bathroom.

### **First Floor**

### **Landing**

A spacious landing with carpet underfoot and built-in storage cupboards. Window to the fore aspect. Doors lead to the bedrooms and family bathroom.



## **Bathroom**

**2.69m x 2.14m (8'10" x 7'0")**

Vinyl tiled flooring with tiled walls. Suite comprising WC, wash hand basin with mirror above and bath with shower attachment. Heated towel rail, extractor fan and window to the fore aspect.

## **Principal Bedroom**

**4.51m x 3.17m (14'10" x 10'5")**

A spacious double bedroom with carpeted flooring and room for bedroom furniture and seating. Window to the fore aspect allowing excellent natural light. An archway leads through to a dressing area fitted with mirrored wardrobes and drawers.

## **En-Suite Bathroom**

**2.25m x 1.80m (7'5" x 5'11")**

Vinyl tiled flooring with tiled walls. Suite comprising WC, wash hand basin with mirror above and bath with shower attachment. Heated towel rail and extractor fan.

## **Bedroom Two**

**4.51m x 3.87m (14'10" x 12'8")**

A well-proportioned double bedroom with fitted wardrobes incorporating drawers and shelving. Window to the rear aspect enjoying panoramic countryside views out towards the Preseli Hills and Roch Castle.

## **En-Suite Shower Room**

**2.83m x 0.96m (9'3" x 3'2")**

Vinyl tiled flooring and tiled walls with WC, wash hand basin with mirror above and shower with folding glass screen. Heated towel rail and extractor fan.

## **Bedroom Three**

**4.96m x 3.57m (16'3" x 11'9")**

A spacious double bedroom with carpet underfoot, fitted mirrored wardrobes and dual aspect windows to the side and rear enjoying panoramic countryside views out towards the Preseli Hills and Roch Castle.

## **Bedroom Four**

**3.13m x 2.69m (10'3" x 8'10")**

A single bedroom with carpeted flooring and space for bedroom furniture, currently utilised as a home office. Window to the side aspect with countryside views out towards Roch Castle.





### External

The property occupies a substantial plot and is approached via a sweeping gated driveway with two separate access points, creating an impressive arrival. The front garden is predominantly laid to lawn and complemented by mature trees and established shrubbery, providing both privacy and an attractive setting. A generous tarmac forecourt and paved area to the front of the property provide ample parking for multiple vehicles, with direct access to the integral garage, together with a carpeted attic space above, ideal for further storage.

Gated pathways to either side of the property lead through to the rear garden. To one side there is a charming pond and seating area, while to the opposite side a useful storage shed or workshop. The rear garden is particularly spacious and mainly laid to lawn, enhanced by a wide variety of mature plants, shrubs and trees, including several fruit-bearing varieties. The grounds are enclosed, offering a private and secure outdoor environment. A pathway continues through the garden to a greenhouse and a substantial block-built shed with lighting and electricity supply, providing excellent potential for storage, hobbies or workshop use.

### Location

Poyston Cross is a small rural hamlet positioned just outside the village of Crundale, enjoying a peaceful countryside setting while remaining conveniently located for everyday amenities. The nearby county town of Haverfordwest lies only a short drive away and provides a comprehensive range of facilities including supermarkets, independent shops, cafés, restaurants, primary and secondary schools, and leisure facilities, as well as the main hospital serving the county. The town also offers good transport links and acts as a central hub for the surrounding area.

Beyond Haverfordwest, the wider county of Pembrokeshire is renowned for its outstanding natural beauty, forming part of the Pembrokeshire Coast National Park and offering miles of dramatic coastline, sandy beaches, coastal walks and picturesque villages. The location therefore provides an excellent balance of rural living with convenient access to town amenities and some of the most celebrated landscapes in West Wales.

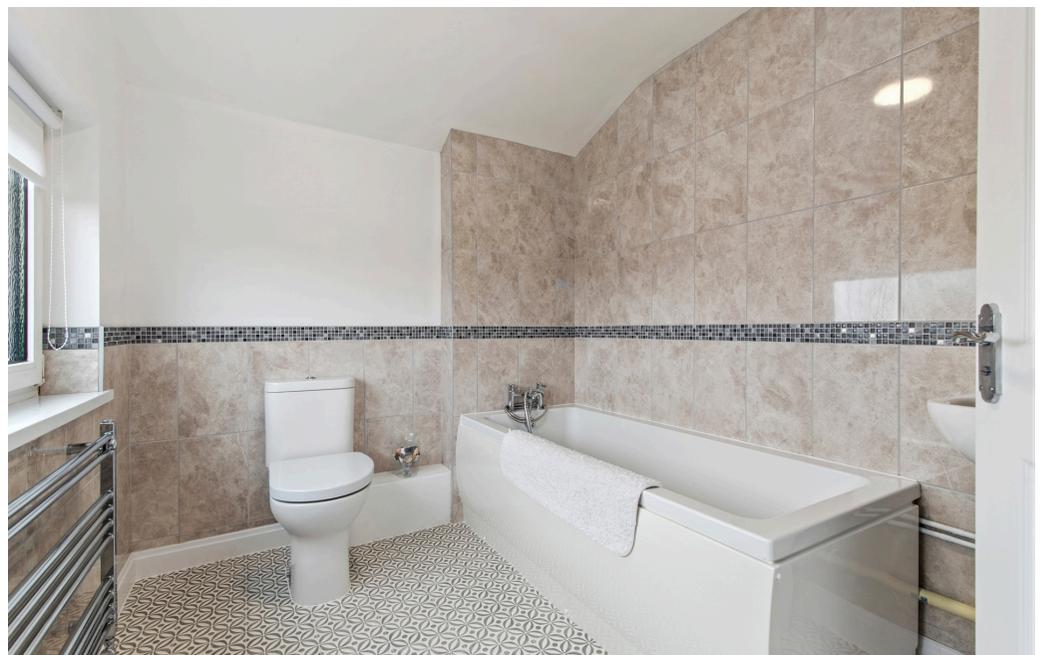
### Additional Information

The property is freehold. We are advised that mains services are connected with oil fired central heating installed. Broadband connected.

### Council Tax

Main House - Band G (£2,879.93).

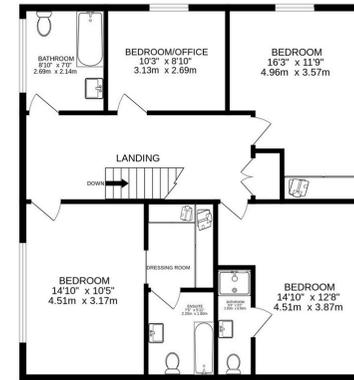
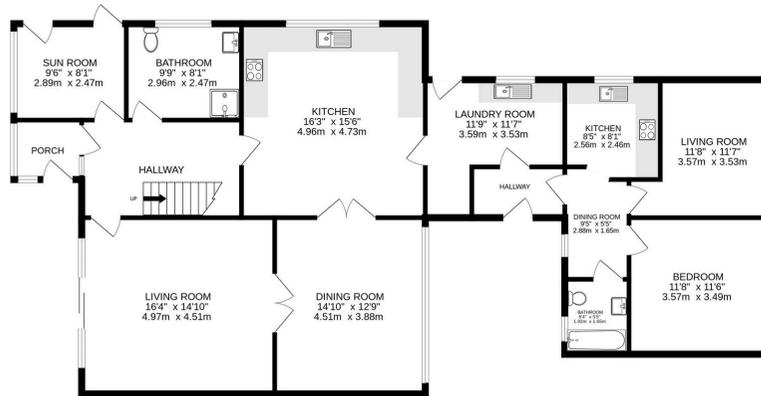
Annexe - Band A (£1,151.97).





GROUND FLOOR  
1508 sq.ft. (140.1 sq.m.) approx.

1ST FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 2410 sq.ft. (223.9 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 ©2026

# Ty Gwyn

Poyston Cross, Crundale, Haverfordwest, SA62 4DU

Guide Price Of £585,000

## Enquire



**Dan Bryce MNAEA**

01437 620 220 | dan@bryceandco.co.uk



**Visit Our Website**

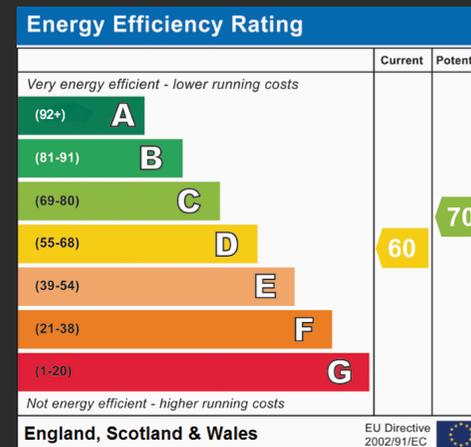
[www.bryceandco.co.uk/properties](http://www.bryceandco.co.uk/properties)



**Find Us On Instagram**

[www.instagram.com/bryce.and.co](http://www.instagram.com/bryce.and.co)

## Energy Performance Rating



## What3Words

///relaxing.knocking.fabricate

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.