



14 Westhill Avenue

Milford Haven | Pembrokeshire | SA73 2RD

OIEO: £335,000 | Freehold | EPC: B



Introducing 14 Westhill Avenue, a modern and radiant detached bungalow located in the desirable town of Milford Haven. This exquisite property, encompassing four double bedrooms and three bathrooms, is a testament to contemporary design and spacious living.

Upon entering the property, the expansive entrance hallway immediately reveals the bungalow's deceptive size. The interior features an inviting lounge, which is home to a multi-fuel stove set on a slate hearth, providing a warm and stylish focal point. The dining area is enhanced by beautiful bi-folding doors, opening onto the central courtyard patio, an ideal spot for outdoor entertaining or quiet reflection.

Adjacent to these spaces, the property boasts a well-appointed kitchen, complete with modern amenities. This is complemented by a utility room, providing additional convenience and efficiency. The bungalow features four generously sized double bedrooms and three bathrooms, including two en-suites, complemented by a versatile office space, ideal for a range of activities, from work to study. The conservatory, a bright and inviting area, offers views of the well-kept garden, adding to the home's charm. The potential to convert part of the bungalow into self-contained living accommodation offers flexibility for multi-generational living or other purposes.

Externally, the property boasts a large driveway with ample parking for up to four vehicles. The rear garden, tiered with a lawn, patio, and raised flower beds, invites relaxation and gardening activities. A garden shed, equipped with electricity, adds to the outdoor appeal. Eco-friendly elements are integral to the home, with 18 owned solar panels enhancing its energy efficiency. Additional features such as an electric car charging point, external electricity points for a potential hot tub, and "dawn till dusk" outdoor lighting, blend practicality with modern living.



Entrance Hallway

Front porch with uPVC door, tiled flooring, thermostat control, uPVC window, door leading to:

Lounge

4.90m x 4.50m (16'1" x 14'9")

Engineered oak flooring, underfloor heating, Stanley multi-fuel stove with slate hearth, wall lights, thermostat control, uPVC window.

Hallway / Dining Area

4.55m x 3.45m (14'11" x 11'4")

Tiled flooring, underfloor heating, space for dining table and chairs, bi-folding uPVC doors leading to courtyard, thermostat control, uPVC window.

Kitchen

4.50m x 3.42m (14'9" x 11'3")

Tiled flooring, underfloor heating, range of matching base and eye-level units, double sink, bosch hob with four rings and extractor hood over, eye-level double oven, plumbing for dishwasher, thermostat control, uPVC window.

Utility Room

4.71m x 2.08m (15'5" x 6'10")

Tiled flooring, underfloor heating, velux window, uPVC door leading to garden, plumbing for washing machine and tumble dryer, matching eye and base level units, worcester boiler, extractor fan, thermostat control.

Master Bedroom

8.00m x 4.78m (26'3" x 15'8")

Engineered oak flooring, underfloor heating, thermostat control, uPVC window.

Dressing Room (Master Bedroom)

Engineered oak flooring, underfloor heating, thermostat control, uPVC window.

En-Suite (Master Bedroom)

2.06m x 2.00m (6'9" x 6'7")

Tiled flooring, underfloor heating, wc, sink with vanity unit below, cabinet with mirror and lighting, bath with shower head attachment, extractor fan, thermostat control, uPVC window.

Bedroom Two

4.65m x 2.94m (15'3" x 9'8")

Engineered oak flooring, underfloor heating, thermostat control, uPVC window.

Bedroom Three

4.65m x 3.33m (15'3" x 10'11")

Engineered oak flooring, underfloor heating, thermostat control, uPVC window.

Shower / Wet Room

2.62 x 2.62 (8'7" x 8'7")

Non-slip lino flooring with central drain, tiled walls, underfloor heating, wc, sink, shower, extractor fan, thermostat control, uPVC window.

Sitting Room / Bedroom Four

5.85m x 4.31m (19'2" x 14'2")

Wood effect tiled flooring, underfloor heating, thermostat control, uPVC window, open archway leading into conservatory.

En-Suite Wet Room

2.30m x 1.55m (7'7" x 5'1")

Non-slip lino flooring with central drain, tiled walls, underfloor heating, wc, sink, shower, extractor fan, wall-mounted cabinet with mirror, handrail, thermostat control, uPVC window.

Conservatory

4.06m x 3.60m (13'4" x 11'10")

Tiled flooring, underfloor heating, thermostat control, 11 x uPVC windows, glass roof with shutter blinds, uPVC French doors leading to garden.

Study / Bedroom Five

2.13m x 2.08m (7'0" x 6'10")

Tiled flooring, underfloor heating, thermostat control, uPVC window.

Externally

Outside, the property boasts a large driveway with parking for up to four vehicles. The low-maintenance rear garden is tiered with a lawn, patio area, and raised flower beds. Eco-friendly elements are integral to the home, with eighteen owned solar panels enhancing its energy efficiency. Additional features, including an electric car charging point, external electricity points for a hot tub, and "dawn till dusk" outdoor lighting, blend practicality with modern living.

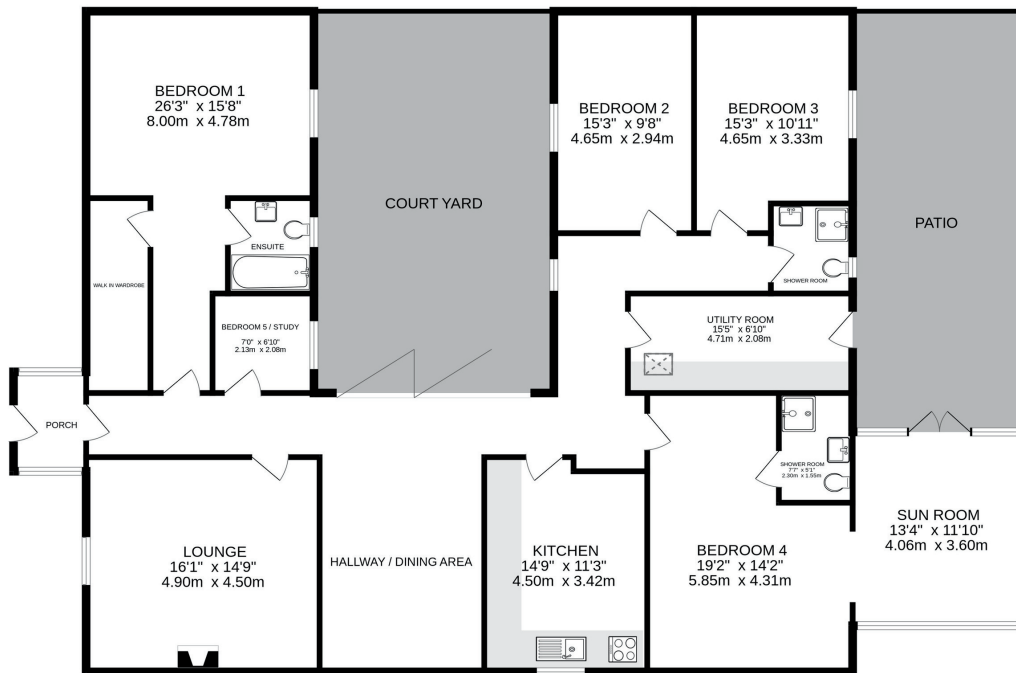
Services

Mains water and drainage, gas central heating.

Council Tax

Band - E





TOTAL FLOOR AREA : 2150 sq.ft. (199.7 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	84

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