



Ty Llawen

West Street | Rosemarket | SA73 1JH

OIEO: £345,000 | Freehold | EPC: B



Discover Ty Llawen, an exquisite three bedroom, two bathroom detached residence located in the picturesque village of Rosemarket. Completed in 2019, this modern development with impressive energy efficiency rating offers an ideal opportunity for any growing family.

As you step inside, a beautifully designed entrance porch welcomes you, providing a charming first impression. The spacious contemporary living room boasts engineered oak flooring and a striking freestanding log burner, creating a perfect ambiance for cosy evenings. Transitioning into the kitchen and dining area, exquisitely crafted units with breakfast bar and integrated appliances invite a seamless blend of style and functionality. The dining area, bathed in natural light, creates an ideal environment for hosting and entertaining guests. Adjacent to this, a utility room adds convenience, while a modern downstairs shower room impresses with its design and functionality.

A stunning oak staircase with glass balustrade guides you to the landing gallery that gracefully overlooks the ground floor. The first floor reveals three wonderfully proportioned double bedrooms, each radiating comfort. Completing this level, a luxurious family bathroom awaits, featuring both a walk-in shower and a classic roll-top bath.

Externally, the property presents an expansive driveway capable of accommodating multiple vehicles. The front garden, adorned with lush lawn and embraced by hedgerows, offers a sense of privacy. A practical storage shed sits adjacent, nestled on a gravel expanse, offering utility and a pathway to the garden. The rear of the property reveals a meticulously maintained south-facing patio and lawn area, embraced by elevated flower beds and wooden fencing. A dedicated fenced storage area provides safekeeping for bicycles and outdoor equipment.



Entrance Porch

Tiled flooring, integrated storage units with window seat and boot storage below, 2 x uPVC windows, radiator with fitted surround, automatic fire suppression sprinkler.

Living Room

6.24m x 3.73m (20'6" x 12'3")

Engineered oak flooring, wooden wall panelling, log burner, oak staircase with glass balustrade, uPVC window, 2 x velux windows, radiator with fitted surround, automatic fire suppression sprinkler.

Kitchen

3.57m x 3.42m (11'9" x 11'3")

Slate tiled flooring, range of matching wall and base level units with tile splash backs and down lights, breakfast bar with room for 3 stools, integrated dishwasher, induction hob with 5 rings, extractor hood, integrated eye-level double oven, double sink with draining board, uPVC window, wall-mounted radiator, automatic fire suppression sprinkler.

Dining Area

6.24m x 3.42m (20'6" x 11'3")

Engineered oak flooring, uPVC French doors leading to patio and garden, uPVC window, radiator with fitted surround, automatic fire suppression sprinkler.

Utility Room

3.21m x 1.90m (10'6" x 6'3")

Slate tiled flooring, range of matching base level units, grant oil fired boiler, plumbing for washing machine, sink with draining board, uPVC window, radiator, automatic fire suppression sprinkler.

Shower Room

3.21m x 1.67m (10'6" x 5'6")

Tiled flooring, tiled walls, wooden wall paneling behind wc, hand wash basin in vanity unit with drawers below, integrated storage cupboard, walk-in shower with rainfall shower head, extractor fan, heated towel rail, automatic fire suppression sprinkler.

First Floor

Landing

Master Bedroom

4.78m x 3.42m (15'8" x 11'3")

Carpeted flooring, uPVC window, radiator, automatic fire suppression sprinkler.

Bedroom Two

3.73m x 3.73m (12'3" x 12'3")

Carpeted flooring, uPVC window, radiator, automatic fire suppression sprinkler.

Bedroom Three

5.03m x 3.42m (16'6" x 11'2")

Carpeted flooring, uPVC window, radiator, automatic fire suppression sprinkler.

Family Bathroom

3.21m x 2.93m (10'6" x 6'3")

Slate tiled flooring, half-tiled walls, wc, roll top bath with shower head attachment, walk-in shower with rainfall shower head and glass surround, wash basin in oak vanity unit with mirror above, uPVC window, extractor fan, heated towel rail, automatic fire suppression sprinkler.

Externally

To the fore, the property offers an expansive driveway capable of accommodating numerous vehicles. The front garden, primarily covered in well-maintained lawn and enveloped by hedgerow, ensures a sense of seclusion. Adjacent to the property's side is a storage shed resting on a gravel expanse, offering both utility and a pathway to the rear. Moving to the back of the property, you'll find a meticulously kept south-facing patio and lawn area surrounded by elevated flower beds and wooden fencing. Furthermore, a designated fenced storage area caters to bicycles and outdoor equipment.

Directions

From Freemans Way roundabout in Haverfordwest, take the first exit onto Pembroke Road towards Burton and Llangwm. Continue along this road for approximately three miles turning right at Troopers Inn. Continue along this road for approximately one mile turning left at the crossroads towards Rosemarket. Follow this road for approximately one mile passing the golf course on your left-hand side. Turn right onto middle street and continue down the hill. The property can be found on the right-hand side as indicated by our "For Sale" board.

Services

Mains drainage, oil central heating

Council Tax

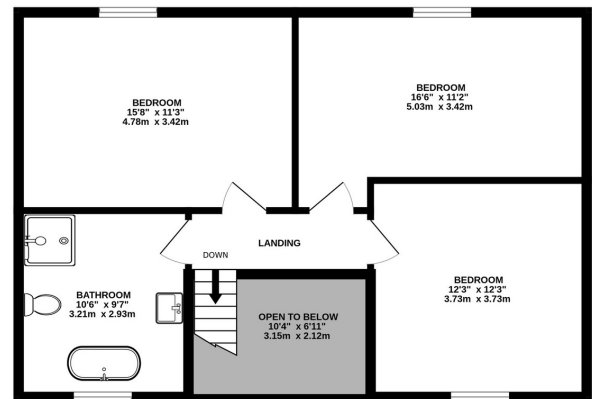
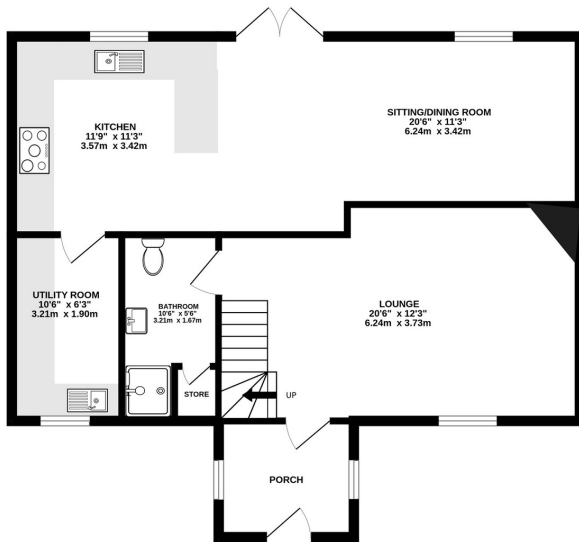
Band - E





GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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