



152 Haven Road

Haverfordwest | Pembrokeshire | SA61 1DG

OIRO: £459,950 | Freehold | EPC: D



Bryce & Co are delighted to introduce 152 Haven Road to the market, a captivating detached dormer bungalow situated on the sought-after Haven Road, on the outskirts of Haverfordwest. This residence enjoys panoramic views of the Preseli Hills and benefits from its proximity to both local amenities and the stunning Pembrokeshire coast.

The welcoming entrance of the property leads into an elegant hallway, featuring solid oak flooring and enhanced by natural light from the glass entrance porch. The spacious lounge is highlighted by a charming log burner set on a slate hearth, ideal for cosy evenings, creating a warm and inviting atmosphere. Adjacent, the dining area offers breath-taking views of the rear garden and towards the Preseli Hills, setting a serene backdrop for meals. The modern kitchen is thoughtfully designed with sleek units and integrated appliances, streamlining family life. The bungalow provides four generous double bedrooms, complemented by a downstairs shower room and an upstairs bathroom adjacent to the master bedroom, each space beautifully presented to meet the needs of a growing family. Additionally, the home features an attached garage with ample storage and a converted salon/office space, perfect for home-based business ventures.

Externally, the property is a secluded retreat, set back from the road with manicured bushes and a neatly laid lawn at the front. The driveway offers plentiful parking. The rear garden is a beautifully maintained outdoor space, featuring a large patio and lawn, where the stunning vistas of the Preseli Hills can be fully appreciated, creating a perfect environment for relaxation and family gatherings. Located on the edge of Haverfordwest, residents enjoy easy access to a wide range of amenities, including shops, educational institutions, healthcare facilities, a train station and entertainment options. The property is also conveniently close to the Pembrokeshire coast, celebrated for its breath-taking beaches at Broad Haven and Little Haven, and the famous Pembrokeshire Coastal Path.



### Entrance Hallway

6.10m x 2.70m (20'0" x 8'10")

Elegant solid oak flooring enhances the spacious entrance hallway, directing visitors towards the staircase and leading to various living and sleeping areas, setting a harmonious and welcoming tone for the home.

### Lounge

6.70m x 4.10m (22'0 x 13'5")

Set on luxurious solid oak flooring, this expansive room benefits from intricate recessed shelving and a stunning recessed archway ideal for a dresser/sideboard. A cosy log burner set upon a slate hearth adds a touch of warmth, complemented by abundant natural light from windows on the fore and side aspects.

### Dining Area

3.60m x 2.90m (11'10" x 9'4")

Featuring solid oak flooring and sliding patio doors that provide seamless garden access. The area comfortably accommodates a large dining table, with door leading to kitchen.

### Kitchen

5.30 x 3.60m (17'5" x 11'10")

The kitchen's elegant limestone tiled flooring is perfectly complemented by a comprehensive range of matching eye and base level units with quartz worktops and stylish splash-backs. It features an array of integrated appliances, including a double oven, induction stove, fridge/freezer, and dishwasher, making it a culinary haven. A breakfast bar and double sink beneath a rear aspect window offer views to the garden, creating a functional and inviting space.

### Master Bedroom

4.80m x 3.80m (15'9" x 12'8")

Soft carpet underfoot makes this spacious double bedroom exceptionally comfortable, featuring an integrated storage cupboard. The window to the rear aspect frames serene, picturesque views of the Preseli Hills, providing a peaceful backdrop.

### Bedroom Two

4.70m x 3.00m (15'3" x 9'10")

Featuring soft carpet underfoot, this generously sized double bedroom is equipped with a window to the side aspect, offering a spacious and tranquil environment.

### Bedroom Three

4.70m x 3.30m (15'3" x 10'10")

Soft carpet and windows to the side and fore aspect, along with a spacious integrated storage cupboard, make this double bedroom both comfortable and highly functional.

### Bedroom Four

4.70m x 3.20m (15'3" x 10'6")

With soft carpet, a window to the rear aspect, and an ample integrated storage cupboard, this double bedroom is efficiently designed for comfort and practicality.

### Bathroom

3.50m x 2.20m (11'6" x 7'3")

Elegantly tiled floors and walls complemented by warm wooden panelling define this bathroom. It houses a bath with a shower attachment and sophisticated wash hand basins set upon a floating oak worktop. Natural light streams in through a velux window to the side, with the addition of a heated towel rail.

### Shower Room

2.7m x 2.7m (8'10" x 8'10")

Featuring elegantly tiled floors and walls, the bathroom includes a spacious walk-in shower with a luxurious rainfall head, a sink with sleek floating vanity unit below and a heated mirrored cabinet. Glazed windows to the rear aspect and an extractor fan ensure ventilation in this functional yet exquisitely designed space.

### Garage

5.50m x 3.50m (18'1" x 11'6")

The garage offers room for vehicle storage and a worktop area. The electric door up and over door provides convenient access, with plumbing for a washing machine, adding to its practicality.

### Salon / Office

4.50m x 3.20m (14'9" x 10'6")

Vinyl flooring elegantly outfits this converted space, designed to comfortably accommodate salon chairs and a backwash unit with a range of base level units and practical worktops. Windows to the rear aspect allow this space to be used as a versatile salon or office.

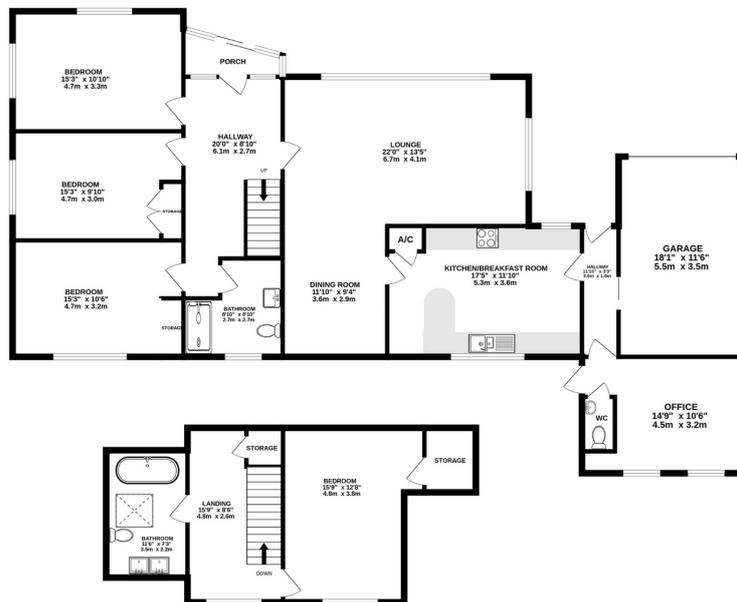
### WC

This efficiently designed space comes with durable vinyl flooring, a sink, WC, and an extractor fan.





GROUND FLOOR  
1738 sq.ft. (161.5 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

TOTAL FLOOR AREA: 2163 sq.ft. (201.0 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 plus)	<b>A</b>		80
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		58	

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