



2 Meadow Walk

Haverfordwest, Pembrokeshire, SA61 2RJ

OIRO: £299,950 | Freehold | EPC: C



Introducing this charming four-bedroom link-detached dormer bungalow with an adjoining garage, ideally situated on the outskirts of Haverfordwest. Perfect for families seeking space and convenience, this property offers easy access to the town's many amenities.

Upon entry, a generous porch and entrance hallway welcomes you, leading seamlessly into the well-appointed lounge/diner. This inviting space is carpeted for comfort and includes ample room for a dining table and chairs. French doors open to the garden, bathing the room in natural light and creating a warm, welcoming atmosphere. The kitchen is thoughtfully designed, featuring a range of matching eye and base-level units, with additional practicality provided by a utility room and boot room. The ground floor also hosts a spacious double bedroom and a versatile bedroom/study, adding flexibility to the living arrangements. A modern shower room completes this level, combining convenience with style. Upstairs, the first floor reveals two tastefully decorated bedrooms. The master bedroom offers generous space with additional eaves storage for added convenience, while the second bedroom benefits from an en-suite bathroom, fully equipped to meet the needs of family living.

Externally, the property boasts a private driveway accommodating multiple vehicles, along with an adjoining single garage that serves as a perfect storage or workshop space. The rear garden is a delightful retreat, featuring a patio and lawn area surrounded by raised flower beds—ideal for family activities. The garden is enclosed by walls and feather-edge fencing, ensuring privacy.

Located on the edge of Haverfordwest, this home provides easy access to a wide range of amenities, including shops, schools, healthcare services, a train station, leisure centres, and entertainment venues. The beautiful Pembrokeshire coast, renowned for its beaches at Broad Haven and Little Haven, is just four miles southwest, alongside the famous Pembrokeshire Coastal Path, offering an exceptional lifestyle opportunity.



Porch

Featuring a uPVC front door, the porch is fitted with oak-effect vinyl flooring, offering an ideal space for storing coats and shoes.

Entrance Hallway

5.76m x 2.12m (18'11" x 6'11")

The entrance hallway welcomes you with oak-effect vinyl flooring and provides access to the staircase leading to the first floor. The space is efficiently heated with a radiator.

Lounge/Diner

6.44m x 3.42m (21'2" x 11'3")

This inviting lounge and dining area is carpeted for comfort and features an exposed ceiling beam. French doors open onto the patio and garden area, offering seamless indoor-outdoor living. The room includes two radiators and a window to the side aspect, enhancing the space with natural light.

Kitchen

4.00m x 2.73m (13'2" x 9'0")

The kitchen is designed for both functionality and style, with tiled flooring and a range of matching eye and base level units complete with solid worktops and tiled splash backs. It is equipped with a double sink with a draining board, a gas stove with four rings, an extractor hood, an eye-level electric oven and an integrated dishwasher for added convenience. A window to the rear aspect provides garden views, and a uPVC door leads to the utility room.

Utility Room

2.20m x 1.91m (7'3" x 6'3")

This practical space features vinyl-effect oak flooring and matching eye and base level units with a worktop and tiled splash backs. It is plumbed for a washing machine and includes a sink with a draining board. uPVC doors provide access to both the garage and the boot room.

Boot Room

2.27m x 1.81m (7'5" x 5'11")

The boot room, with its tiled flooring and window to the rear aspect, provides convenient access to the rear garden via a uPVC door.

Garage

5.26m x 2.81m (17'3" x 9'2")

The garage offers ample storage with matching base and eye-level units and worktops. It features double hardwood garage doors and is equipped with a vaillant gas boiler, as well as electricity and lighting. A window to the rear aspect ensures natural light.

Bedroom Three

4.14m x 3.42m (13'7" x 11'3")

Located on the ground floor, this double bedroom is carpeted and includes a bay window to the fore aspect, providing a bright and airy feel, complemented by a radiator.

Bedroom Four/Study

3.65m x 2.12m (12'0" x 6'11")

With carpet underfoot, this versatile room can serve as either a single bedroom or a study. It features a sliding pocket door, a window to the fore aspect, and a radiator.

Shower Room

2.11m x 1.88m (6'11" x 6'2")

The shower room is finished with tiled flooring and walls. It includes a corner shower, WC, and sink with a mirror above. A glazed window to the side aspect, radiator, and extractor fan complete this functional space.

Master Bedroom

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

This spacious master bedroom features carpeting and a dormer window to the rear aspect, offering tranquil views and ample natural light. Eave storage and a radiator enhance the room's functionality.

Bedroom Two

3.44m x 3.40m (11'3" x 11'2")

Carpeted and featuring a dormer window to the rear aspect, this bedroom includes eave storage and a radiator. A sliding door provides direct access to the en-suite.

En-Suite Bathroom

2.93m x 1.90m (9'7" x 6'3")

The en-suite is equipped with cushioned vinyl flooring and a panelled bath with a shower head attachment and tiled surround. Additional features include a WC, sink with a mirror above, heated towel rail, and extractor fan.

External

The property benefits from a private driveway with space for multiple vehicles and access to the adjoining garage. The rear garden features a spacious patio and lawn, surrounded by raised flower beds, all enclosed by walls and feather edge fencing for enhanced privacy.

Additional Information

We are advised that all mains services are connected.

Council Tax Band

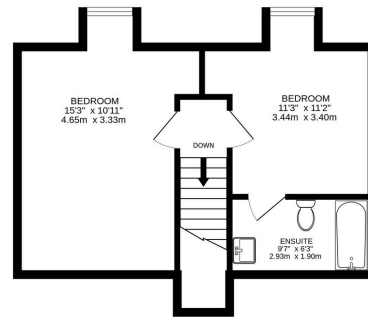
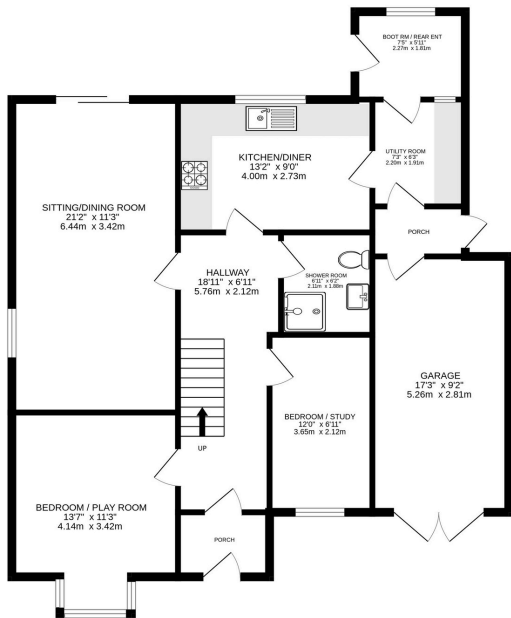
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GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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)	A		
(81-91)	B		85
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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