



56 Pill Road

Hook, Haverfordwest, SA62 4LU

OIEO: £310,000 | Freehold | EPC: C





Introducing this charming four-bedroom detached family home located in the sought-after village of Hook. This property offers a unique opportunity for those looking to embark on a full cosmetic renovation, presenting a blank canvas to create a bespoke and spacious family residence.

Upon entering, you are welcomed into a generous porch, ideal for storing outerwear, leading into a spacious hallway with a wrap-around staircase and gallery landing. The ground floor comprises a cloakroom, lounge, kitchen, dining room, and a ground floor bedroom, all offering excellent living space and potential to be transformed into a beautiful home. The first floor features three generously sized double bedrooms, complemented by a family bathroom. Large double-glazed windows provide picturesque views over the well-maintained gardens and surrounding countryside, allowing natural light to flow throughout.

Externally, the property includes a private driveway with ample parking and access to a single attached garage. The rear garden is a highlight, featuring a stunning patio area, a variety of trees, flowers, and shrubs, and a sizeable lawn, all enclosed by secure feather edge fencing.

Situated just outside Haverfordwest, Hook is an ideal location for families, offering access to excellent educational and leisure facilities. The village boasts amenities such as a local shop, social club, cricket pitch, and park. Additionally, the nearby Cleddau Estuary provides opportunities for beautiful coastal walks. Haverfordwest, only six miles away, offers comprehensive conveniences, while the renowned Pembrokeshire coast, with its stunning beaches at Broad Haven and the picturesque village of Little Haven, is just a short drive away.



Porch

Concrete floor, uPVC front door with a full-length glazed window panels, windows to side aspects, uPVC door and full-length window panels leading to the entrance hallway.

Entrance Hallway

Parquet flooring, wooden wall panelling staircase leading to the first floor, doors leading to reception rooms and the kitchen.

Cloakroom / WC

Tiled flooring, sink, WC, glazed window to front aspect.

Lounge

5.26m x 3.63m (17'3" x 11'11")

Parquet flooring, sliding patio door leading to the rear garden, window to rear aspect with fitted cat flap, open fireplace with stone hearth, wooden wall panelling, and mantel above.

Kitchen

4.77m x 3.63m (15'8" x 11'11")

Range of matching eye and base level units with tiled splashbacks and worktops over, Neff induction hob with five rings and extractor hood over, Beko electric oven, plumbing for washing machine and dishwasher, sliding patio door leading to side aspect and patio area, window to rear aspect.

Dining Room

3.69m x 2.98m (12'1" x 9'9")

Parquet flooring, window to the front aspect, door leading to the kitchen.

Bedroom Four (Ground Floor)

3.69m x 2.79m (12'1" x 9'2")

Parquet flooring, window to the front aspect.

Landing

Wooden flooring, gallery overlooking entrance hallway, window to the front aspect.

Bedroom One

5.26m x 3.63m (17'3" x 11'11")

Wooden flooring, window to the rear aspect, integrated storage, built-in dresser with drawer and mirror.

Bedroom Two

4.77m x 4.02m (15'8" x 13'2")

Wooden flooring, windows to the side and rear aspects.

Bedroom Three

3.70m x 2.80m (12'1" x 9'2")

Laminate flooring, window to the front aspect.

Bathroom

2.98m x 2.37m (9'9" x 7'9")

Tiled flooring, shower with panelled surround and sliding glass screen, panelled bath, sink with mirror above, bidet, glazed window to the front aspect, extractor fan.

WC

Tiled flooring, WC, window to the side aspect.

Garage

5.17m x 2.99m (17'0" x 9'10")

Solid concrete floor with up-and-over door, electric and lighting connected.

External

The property boasts a gravelled front driveway with ample space for multiple vehicles and convenient access to the adjoining single garage. The rear garden is beautifully laid to lawn, featuring a spacious patio area ideal for outdoor dining and entertaining. The garden is enhanced with a variety of trees, flowers, and shrubs, creating a serene and picturesque setting. The entire garden is enclosed with feather edge fencing, ensuring privacy and security for the residents.

Directions

At Merlins Bridge roundabout, take the exit onto Pembroke Road towards Hook. Continue until you reach Freystrop cross. Turn left onto New Road and continue for approximately two miles. Turn left onto Pill Road. The property can be found at the bottom of Pill Road on the right-hand side, as indicated by our "For Sale" board.

Additional Information

Oil central heating. Mains drainage.

Council Tax Band

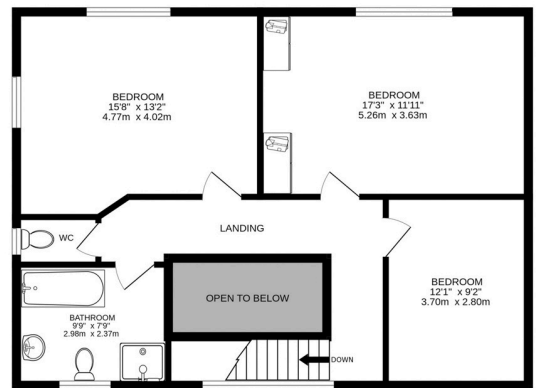
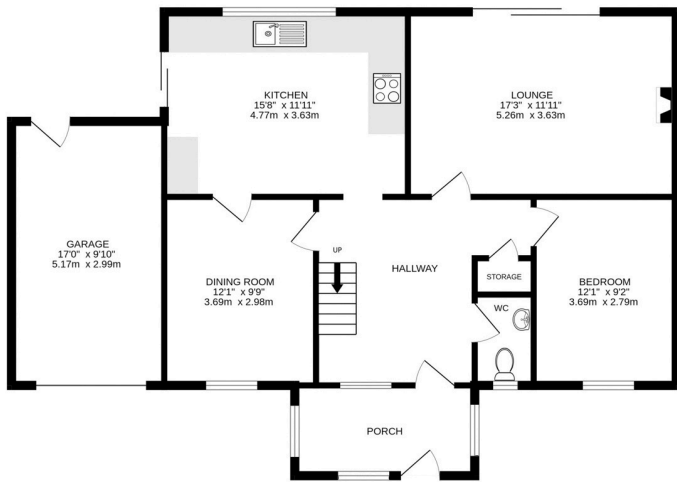
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GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.

1ST FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 1761 sq.ft. (163.6 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	79

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