



## 119 Tudor Gardens

Merlins Bridge | Haverfordwest | SA61 1LQ

OIRO: £265,000 | Freehold | EPC: E



Introducing this impressive four-bedroom detached house with private driveway and integral garage, nestled in the popular residential neighbourhood of Merlin's Bridge, on the outskirts of Haverfordwest.

Upon entering, you are greeted by a welcoming entrance hall that includes a well-appointed cloakroom. The spacious lounge flows seamlessly into a formal dining room and a sunlit conservatory, creating a harmonious blend of relaxation and social spaces. The kitchen features elegant matching base and eye-level units, a serving hatch, a built-in cooker, and ample counter space. This is complemented by a highly functional utility room with convenient access to the integrated garage, enhancing the functionality of the ground floor.

Upstairs, you will find four well-sized bedrooms, including a master with an en-suite shower room. The family bathroom completes the interior, with each space reflecting good decorative order, double glazing, and efficient gas central heating.

Externally, the property boasts a private driveway with space for a vehicle and access to the integral garage. The rear garden features a decked seating area extending from the conservatory, providing a fantastic space for outdoor entertaining. A spacious lawn and a wooden pergola offer a quaint spot for peaceful relaxation.

The location is equally impressive, situated on the edge of Haverfordwest, which offers an array of shops, retail parks, schools, and a hospital. The local leisure centre, swimming pool, cinema, and restaurants provide endless entertainment options. Nature enthusiasts will be drawn to the proximity of the breathtaking Pembrokeshire coast, with its stunning beaches and scenic coastal paths, ideal for exploring the area's natural beauty and wildlife.



### Entrance Hallway

Oak flooring, uPVC front door, staircase, radiator.

### Cloakroom

1.44m x 0.94m (4'9" x 3'1")

Tiled flooring, tiled walls, WC, sink, uPVC window, radiator.

### Lounge

4.39m x 3.93m (14'5" x 12'11")

Oak flooring, integrated gas fireplace, 2 x uPVC windows, radiator.

### Dining Room

2.85m x 2.30m (9'4" x 7'7")

Oak flooring, serving hatch, uPVC french doors leading to conservatory, radiator.

### Conservatory

3.66m x 2.33m (12'0" x 7'8")

Tiled flooring, 8 x uPVC windows, glass roof with blinds, uPVC french doors leading to decking area, radiator.

### Kitchen

3.07m x 2.85m (10'1" x 9'4")

Laminate flooring, range of matching eye and base level units, tiled splash backs, serving hatch, integrated electric oven with four ring hob, extractor hood, integrated under-stairs storage cupboard, uPVC window, radiator with decorative cover.

### Utility

2.69m x 1.31m (8'10" x 4'4")

Laminate flooring, vaillant combi-boiler, door access to garage, uPVC door leading to garden, radiator.

### Garage

5.11m x 2.69m (16'9" x 8'10")

### First Floor

Landing.

### Master Bedroom

3.93m x 3.24m (12'11" x 10'8")

Laminate flooring, uPVC window, radiator.

### En-Suite

1.76m x 1.47m (5'9" x 4'10")

Tiled flooring, tiled walls, WC, sink, shower, extractor fan, towel rail, uPVC window, radiator.

### Bedroom Two

3.24m x 2.85m (10'7" x 9'4")

Laminate flooring, uPVC window, radiator.

### Bedroom Three / Study

2.13m x 1.91m (7'0" x 6'3")

Laminate flooring, uPVC window.

### Bedroom Four

3.40m x 2.69m (11'2" x 8'10")

Laminate flooring, built-in wardrobes with sliding mirrored doors, eave storage cupboard, velux window.

### Family Bathroom

2.54m x 2.08m (8'4" x 6'10")

Tiled flooring, tiled walls, WC, sink, bath, extractor fan, towel rail, uPVC window, radiator.

### Externally

The property offers a meticulously maintained rear garden. The decked seating area, extending from the conservatory, offers a fantastic space for outdoor entertaining, with a great sized lawn and wooden pergola presenting a quaint spot for peaceful relaxation. To the fore, the property offers a private driveway capable of accommodating two vehicles with front access into the single integral garage.

### Directions

From Freemans Way roundabout in Haverfordwest, take the first exit onto Pembroke Road towards Burton and Llangwm. Continue along this road for approximately half a mile, turning left at the mini-roundabout into Greenhill Park Drive leading to Tudor Gardens. Continue to the end of the road, turning right at the junction. The property can be found on the right-hand side as indicated by our "For Sale" board.

### Services

Mains water and drainage, gas central heating.

### Council Tax

Band - D

### Additional Information

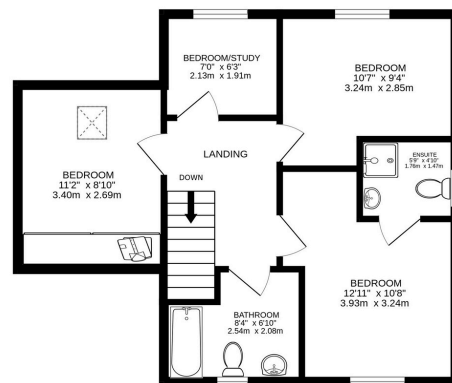
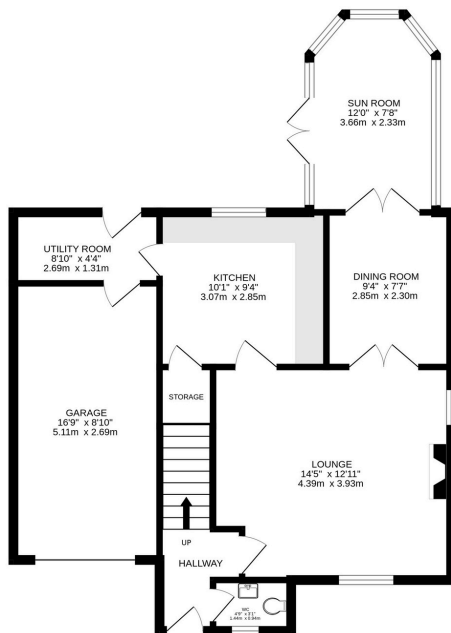
This property is being sold with no-onward chain.





**GROUND FLOOR**  
687 sq.ft. (63.8 sq.m.) approx.

**1ST FLOOR**  
491 sq.ft. (45.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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