



181 Haven Road

Haverfordwest | Pembrokeshire | SA61 1DQ

OIRO: £310,000 | Freehold | EPC: D



Introducing this detached three-bedroom dormer bungalow, ideally situated on the sought-after Haven Road. This exceptional family home features impeccably presented living areas, including an additional loft room with an ensuite, complemented by south-facing rear gardens that invite abundant natural light throughout.

Upon entry, the spacious, light-filled hallway establishes the inviting ambience that permeates the rest of the residence. The property boasts a generously sized front lounge, a modern kitchen with an adjacent utility room, a dining room, and a beautiful conservatory overlooking the south-facing gardens. It includes three well-proportioned bedrooms and a well-equipped family bathroom. The loft has been transformed into a versatile space, ideal as a child's games room or an additional bedroom, enhanced by an en-suite shower room for added convenience.

Externally, the home features a large private driveway with ample space for multiple vehicles and a well-maintained front garden enclosed by a dwarf wall, providing access to the front garage/storage area. The beautifully manicured rear garden and patio areas, encircled by a variety of shrubs and plants, create an ideal setting for entertaining.

Strategically located on the outskirts of Haverfordwest, this home ensures easy access to a wide array of amenities, including a vast selection of shops, educational facilities, healthcare services, a train station, leisure centres, and entertainment options. Additionally, the renowned Pembrokeshire coast, celebrated for its stunning beaches at Broad Haven and the quaint village of Little Haven, is just four miles to the southwest, near the famous Pembrokeshire Coastal Path. This prime location offers a unique blend of town convenience and the scenic beauty of Wales' coastal landscapes, presenting an unrivalled lifestyle opportunity.



Entrance Hallway

Featuring a uPVC front door with exposed stonework, the hallway offers laminate flooring with thoughtfully placed integrated storage solutions. Doors lead to the living room and bedrooms, with a staircase ascending to the loft room.

Lounge

5.65m x 3.87m (18'6" x 12'8")

This spacious lounge is adorned with laminate flooring and an electric fireplace set within a marble hearth with an elegant mantelpiece surround. A large window to the fore aspect floods the room with natural light.

Dining Room

3.74m x 3.47m (12'3" x 11'5")

Featuring laminate flooring, this room offers ample space for a table, with an inviting archway that leads seamlessly into the sunroom, making it ideal for family gatherings.

Sunroom

3.51m x 3.47m (11'6" x 11'5")

The sunroom offers a peaceful retreat with carpet underfoot and large windows overlooking the rear garden. French doors open onto a well-appointed patio area, perfect for relaxation and outdoor entertainment.

Kitchen

4.59m x 2.74m (15'1" x 9'0")

This well-equipped kitchen features practical laminate flooring, easy-to-clean tiled splash-backs, and a range of matching eye and base level soft-close units with worktops above. It includes a breakfast bar with seating for two, double eye-level ovens, an electric stove with four rings and an overhead extractor fan, and a double sink with draining board. Plumbing is available for a dishwasher. A window to the rear and a uPVC door leading to the side aspect ensures accessibility.

Utility Room

2.74m x 2.63m (9'0" x 8'7")

This functional utility room boasts tiled flooring, matching units topped with work surfaces, a sink, and plumbing for both a washing machine and dryer. A uPVC door offers convenient side access.

WC

This compact space includes a WC, wash hand basin with a vanity unit below, and a heated towel rail. A window to the side aspect allows for ventilation.

Bedroom One

4.41m x 3.60m (14'5" x 11'10")

This principal bedroom is carpeted for comfort, featuring built-in wardrobes, and a window to the fore aspect, creating a warm and inviting personal space.

Bedroom Two

3.33m x 3.31m (10'11" x 10'10")

Also carpeted, this bedroom includes a window to the rear aspect and integrated wardrobes, ensuring practicality.

Bedroom Three

2.74m x 2.42m (9'0" x 7'11")

With carpet underfoot, this room features a recessed archway with a window to the rear aspect.

Family Bathroom

2.34m x 2.33m (7'8" x 7'8")

The bathroom is equipped with tiled flooring and walls, a shower with a glass screen, a WC, a panelled bath with a shower head attachment, a sink with a vanity unit below, and an extractor fan. A glazed window to the rear aspect ensures privacy and light.

Loft Room

9.51m x 3.27m (31'2" x 10'9")

This expansive loft room features carpet underfoot, velux windows to the fore aspect and ample eaves storage, providing a versatile space that can be used as an additional bedroom or recreational area.

En-Suite Shower Room

3.85m x 1.90m (12'8" x 6'3")

The en-suite includes vinyl flooring, a corner shower with a sliding glass screen, a wash hand basin, WC, and a velux window. An extractor fan ensures ventilation.

Externally

The property boasts a spacious block-paved private driveway with room for multiple vehicles and a neatly kept front garden, bordered by a dwarf wall leading to the garage/storage area. The beautifully presented south-facing rear garden features a patio and seating area, surrounded by diverse shrubs and a good-sized lawn, providing a perfect setting for entertaining and relaxation.

Additional Information

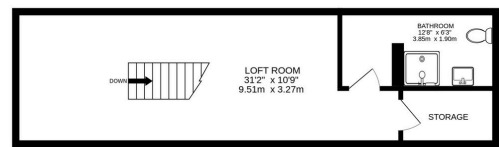
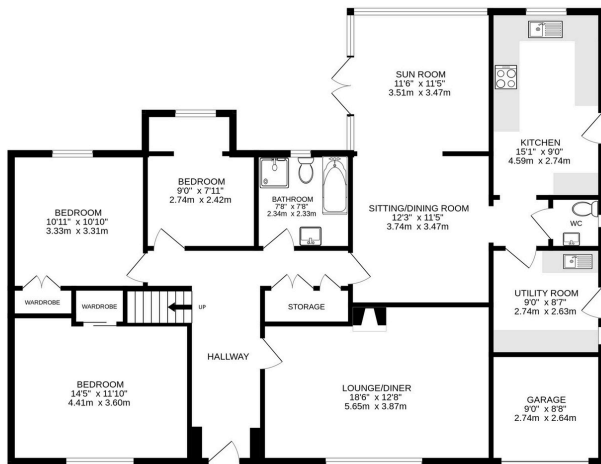
We are advised that all mains services are connected.





GROUND FLOOR
1444 sq.ft. (134.1 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1858 sq.ft. (172.6 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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