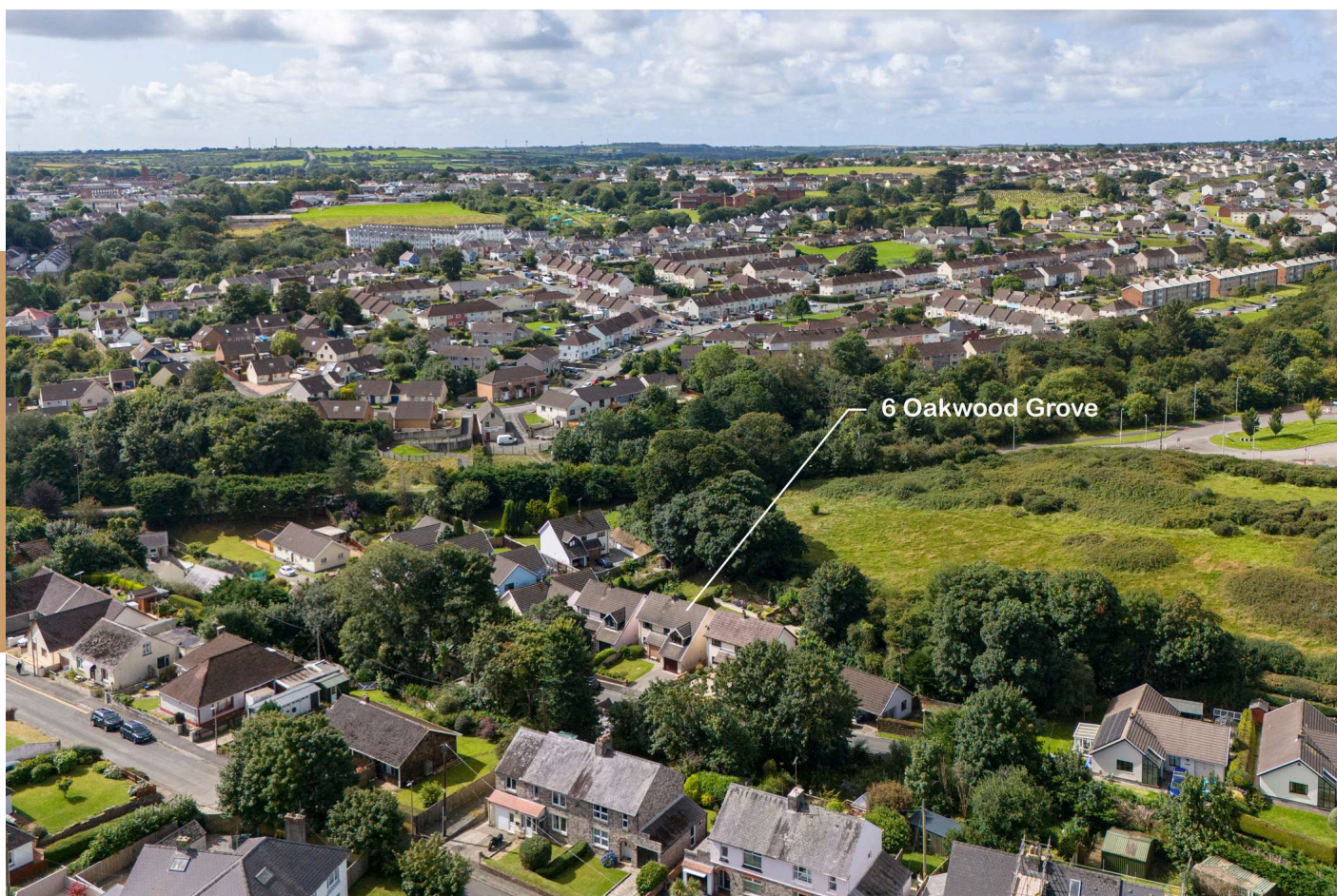


## 6 Oakwood Grove

Haverfordwest, Pembrokeshire, SA61 2HF

OIRO: £399,950 | Freehold | EPC: D



Introducing this immaculate four-bedroom detached family home with an integral garage, ideally located in the heart of Haverfordwest. Just a short walk from the town centre, this property is perfectly suited for growing families, offering easy access to a wide range of local amenities.

Upon entering, you are welcomed into a bright and spacious entrance hallway, which sets the tone for the high-quality finish throughout the home. The generously sized lounge is filled with natural light and features a gas fireplace with an oak mantle and slate hearth as a focal point. The well-appointed kitchen/diner offers a range of matching eye and base level units, along with integrated appliances, creating a practical and stylish space. Adjacent to the kitchen, you'll find a practical utility room and a family room/snug, perfect for entertaining guests.

The first floor comprises four spacious bedrooms, including a master with a beautifully presented en-suite shower room. A well-equipped family bathroom serves the remaining bedrooms, offering modern amenities and a comfortable space for the whole family. Additionally, a study area on the first floor provides an ideal space for those working from home.

Externally, the property features a large private driveway with ample parking and access to the integral garage. The front garden is attractively landscaped with block-paved pathways, a lawn bordered by dwarf walls, and a variety of shrubs. The south-westerly facing rear garden is a standout feature, offering a beautifully maintained patio area and tiered lawns surrounded by landscaped hedges, shrubs, flowers, and trees. This outdoor space is perfect for evening entertaining.

Ideally situated within walking distance to the town centre, the property is close to local amenities and falls within school catchment areas. The location also provides easy access to countryside walks along the river, and the stunning Pembrokeshire coast, with its renowned beaches at Broad Haven and the charming village of Little Haven just four miles away.



### Entrance Hallway

Composite front door with oak-effect vinyl flooring and glazed side window panels. The hallway leads to the main living areas, with a staircase ascending to the first floor.

### Lounge

**5.95m x 3.80m (19'6" x 12'6")**

Spacious living area with carpet underfoot, featuring a gas stove set upon a slate hearth with an oak mantle. The room benefits from a window to the front aspect and sliding patio doors opening to the rear garden and patio area.

### Kitchen/Diner

**4.50m x 3.80m (14'9" x 12'6")**

Stylish kitchen with oak-effect vinyl flooring, a range of matching eye and base level units with worktops and splash backs. Includes plumbing for a dishwasher, double sink with draining board, eye-level double oven and grill, electric four-ring stove with extractor above, and an integrated storage cupboard. Space for a dining table with a window overlooking the rear garden, and an archway leading to:

### Family Room/Snug

**3.54m x 2.99m (11'7" x 9'10")**

Cozy family space with oak-effect vinyl flooring, sliding patio doors leading to the rear garden and patio, and a window to the rear aspect.

### Utility Room

**3.80m x 1.47m (12'6" x 4'10")**

Functional utility area with oak-effect vinyl flooring, matching eye and base level units with worktops and tiled splash backs. Includes a sink with a draining board, plumbing for a washing machine, a door leading to the integral garage, and a uPVC door providing access to the patio and garden area.

### Cloakroom

Oak-effect vinyl flooring, wooden wall panelling, WC, sink with vanity unit, heated towel rail, and a glazed window to the side aspect. Ideal for coats, hats and shoes.

### Garage

**5.37m x 3.01m (17'7" x 9'11")**

Integral garage with an electric up-and-over door, tiled flooring, fitted eye-level wall units with worktop space, and installed electricity and lighting.

### Master Bedroom

**4.91m x 3.22m (16'2" x 10'7")**

Generous double bedroom with carpet underfoot, integrated wardrobe, and window to the front aspect.

### En-Suite Shower Room

**3.10m x 2.20m (10'2" x 7'3")**

Modern en-suite with vinyl tiled-effect flooring, tiled walls, WC, sink with vanity unit and mirror above, large corner shower with a rainfall head and sliding glass screen, heated towel rail, glazed window to the rear aspect, extractor fan, and built-in storage cupboard.

### Bedroom Two

**3.93m x 3.64m (12'11" x 11'11")**

Spacious double bedroom with carpet underfoot, fitted wardrobes, and window to the front aspect.

### Bedroom Three

**3.82m x 2.85m (12'6" x 9'4")**

Double bedroom with carpet underfoot, integrated storage cupboard, and window to the front aspect.

### Bedroom Four

**3.64m x 2.03m (11'11" x 6'8")**

Single bedroom with carpet underfoot and window to the rear aspect.

### Study

**3.54m x 1.44m (11'7" x 4'9")**

Carpeted study space with room for a desk and chairs, eaves storage cupboard, and a velux window to the rear aspect.

### Bathroom

**3.10m x 1.92m (10'2" x 6'4")**

Family bathroom with vinyl tiled-effect flooring, WC with built-in sink and vanity unit, heated mirror, panelled bath, corner shower with a sliding glass screen, glazed window to the rear aspect, heated towel rail, and extractor fan.

### External

The property features an expansive private driveway with space for multiple vehicles, leading to the integral garage. The front garden is laid to lawn, bordered by dwarf walls, flower beds, and hedges. The south-westerly facing rear garden offers a patio area with raised flower beds, ideal for seating and entertaining, along with a tiered lawn, steps leading up to the upper garden, and landscaped borders with hedges and trees providing privacy. Feather-edge fencing surrounds the boundary.

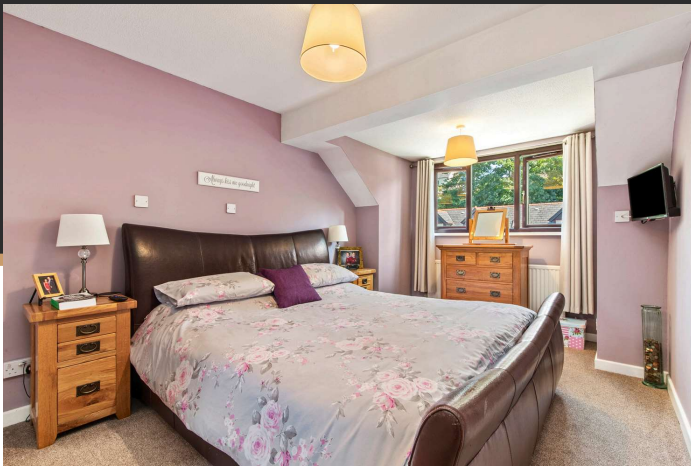
### Additional Information

Property constructed in 1991. We are advised that all mains services are connected. Electric car charger installed.

### Council Tax Band

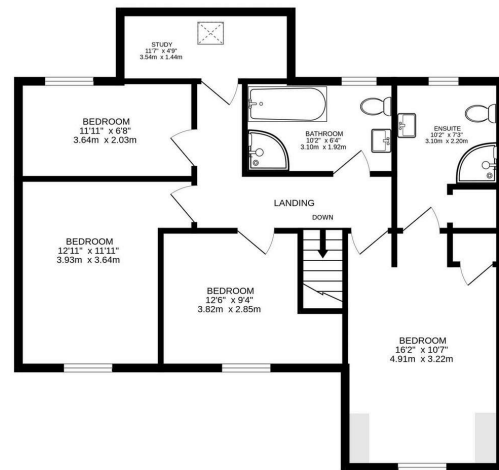
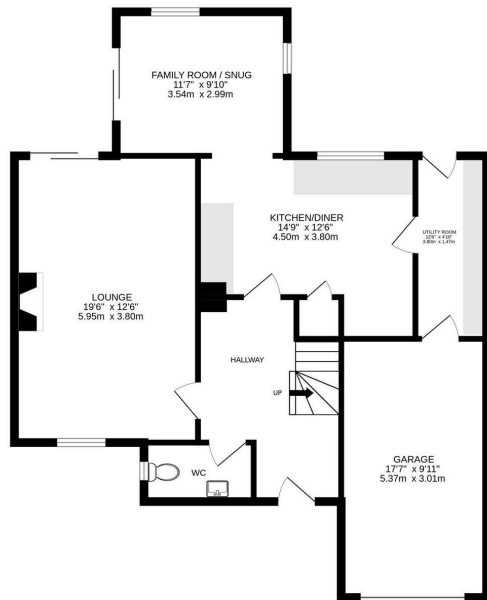
E





**GROUND FLOOR**  
889 sq.ft. (82.6 sq.m.) approx.

**1ST FLOOR**  
767 sq.ft. (71.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1656 sq.ft. (153.9 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.  
Made with Metropix 62024

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92 plus)                                   | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         | 85        |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> | 66      |           |
| (39-54)                                     | <b>E</b> |         |           |
| (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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