



## Little Slade Lodge

Cuckoo Lane, Haverfordwest, SA61 2UY

OIEO: £430,000 | Freehold | EPC: C

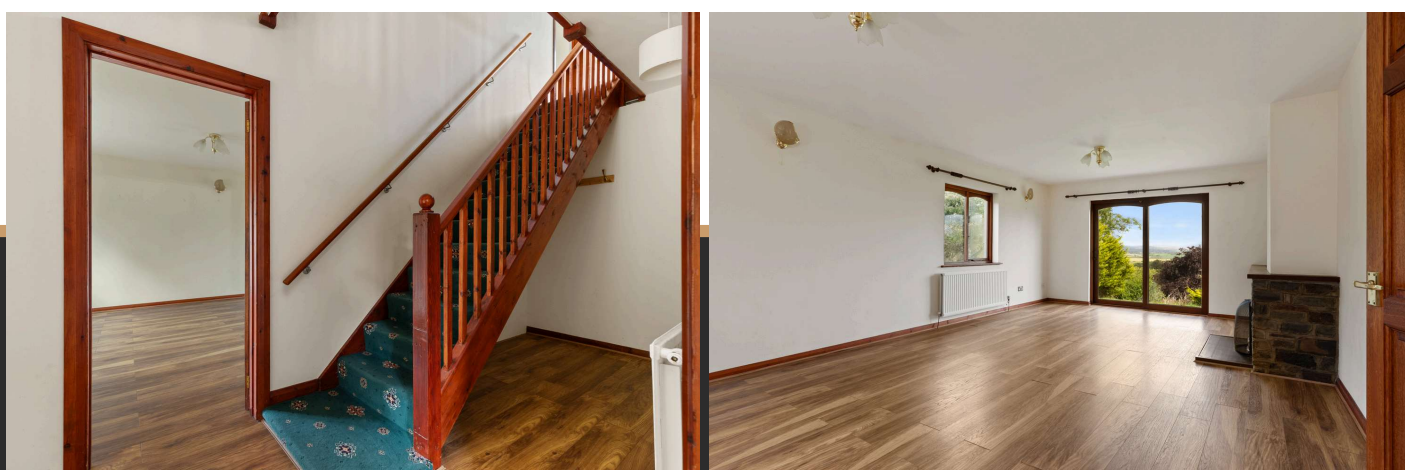


We are delighted to present this charming four-bedroom detached family home situated on Cuckoo Lane, just off the prestigious Haven Road. While the property requires modernisation throughout, it offers a rare opportunity to create a bespoke and spacious family residence.

Upon entering, you are greeted by a generous porch, perfect for storing outerwear, which leads into a spacious hallway featuring a staircase and under-stair storage below. The ground floor offers ample living space, comprising a lounge, kitchen/dining room, utility room, shower room, and access to the integral garage, all brimming with potential for transformation. The first floor hosts four generously sized double bedrooms, all complemented by a family bathroom. Large double-glazed windows throughout the property afford picturesque views over the surrounding grounds and the Preseli Hills, filling the home with natural light.

Externally, the property boasts a sweeping front driveway with separate entrance and exit points, providing convenient access and ample parking for multiple vehicles. Dwarf stone walls and steps lead to a well-maintained front lawn area, offering a welcoming approach. The gardens encircle the entire property and feature a diverse array of shrubs and flowers, enhancing the overall aesthetic. Pathways wind through the gardens to the rear patio and garden area, which includes a charming pond. The rear garden also offers stunning countryside views overlooking the Preselis. Clearly defined boundaries with well-maintained fencing and hedges ensure privacy and security.

Strategically located on the outskirts of Haverfordwest, this home offers easy access to a wide range of amenities. The town provides an extensive selection of shops, schools, healthcare facilities, a train station, leisure centres, and entertainment options. Additionally, the renowned Pembrokeshire coast, with its beautiful beaches at Broad Haven and the picturesque village of Little Haven, is just four miles to the southwest, adjacent to the celebrated Pembrokeshire Coastal Path.



### **Porch**

Tiled flooring with a solid wood front door and glazed glass side panel windows, ideal for boot, shoe, and coat storage. A glass door leads to the entrance hallway.

### **Entrance Hallway**

**6.25m x 1.93m (20'6" x 6'4")**

Featuring oak effect laminate flooring, a staircase leading to the first floor, and a radiator.

### **Lounge**

**7.26m x 4.29m (23'10" x 14'1")**

Spacious lounge with oak effect laminate flooring, windows to the front and side aspects, and a sliding door leading to the patio and garden area with countryside views. Includes a fireplace with slate hearth, exposed stone surround, mantel above, recessed slate shelving, wall lighting, and two radiators.

### **Kitchen / Diner**

**7.26m x 6.00m (23'10" x 19'8")**

Combining carpet and vinyl flooring, with windows to the front and rear aspects. Features an electric fire with ornate surround, a range of matching eye and base level units with worktops and tiled splashbacks, a breakfast bar with room for two stools, double sink with draining board, integrated fridge, electric oven with four-ring gas stove and extractor hood, and two radiators.

### **Utility Room**

Tiled flooring, boiler, glazed wooden door leading to patio and garden, access to integral garage.

### **Shower Room**

**2.04m x 1.77m (6'8" x 5'10")**

Tiled flooring and walls, corner shower with sliding glass screen, WC, sink, heated towel rail, extractor fan, and window to rear aspect.

### **Bedroom One**

**4.29m x 3.63m (14'1" x 11'11")**

Carpet underfoot, window to side and rear aspects with countryside views, integrated storage, and radiator.

### **Bedroom Two**

**3.85m x 2.95m (12'8" x 9'8")**

Carpet underfoot, window to rear aspects with countryside views and radiator.

### **Bedroom Three**

**4.29m x 3.63m (14'1" x 11'11")**

Carpet underfoot, window to front aspect, and radiator.

### **Bedroom Four**

**3.85m x 2.77m (12'8" x 9'1")**

Carpet underfoot, window to front aspect, and radiator.

### **Bathroom**

**3.85m x 1.54m (12'8" x 5'1")**

Vinyl flooring, part-tiled walls, shower with folding glass screen and panelled surround, sink, panelled bath, WC, extractor fan, window to side aspect, and radiator.

### **Garage**

**4.33m x 3.55m (14'3" x 11'8")**

Up and over door, electricity and lighting available.

### **External**

The property boasts a sweeping front driveway with a distinct double entrance, providing convenient access and ample parking for multiple vehicles. Dwarf stone walls and steps lead to a well-maintained front lawn area, creating an inviting approach. The gardens encircle the entire property, featuring a diverse range of shrubs and flowers that enhance the overall aesthetic. Pathways meander through the gardens to the rear patio and garden area, which includes a picturesque pond. The rear garden offers breathtaking countryside views overlooking the Preselis. The boundaries of the property are clearly defined with well-maintained fencing and hedges.

### **Directions**

From the A40, take the first left at Scotchwell Roundabout. Continue to Salutation Square Roundabout, take the second exit, and bear left towards the town centre. Cross the river and proceed up Dew Street. At the traffic lights, turn right, stay left, and follow signs for Dale and Broad Haven. Continue over the mini-roundabout and proceed onto the Haven Road. As you leave the town, turn right into Cuckoo Lane. The property is on the right, marked by our "For Sale" board.

### **Additional Information**

All mains services are connected. Septic tank.

### **Council Tax Band**

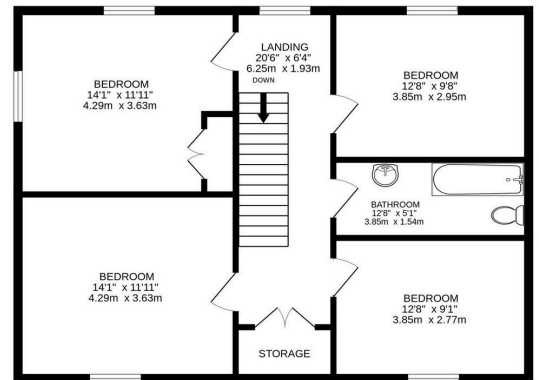
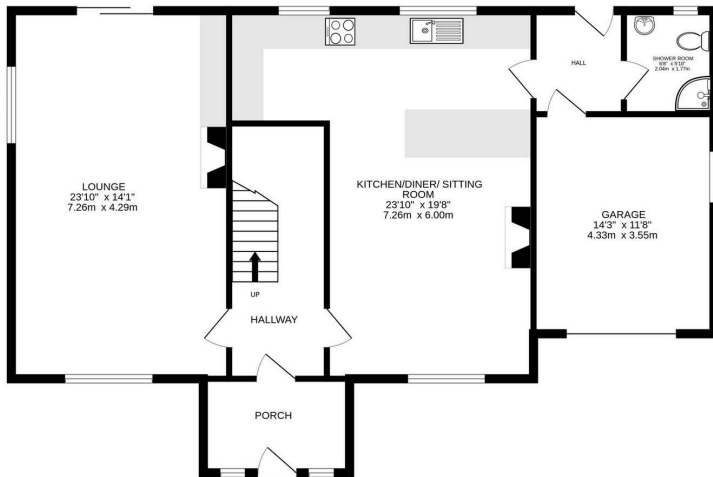
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GROUND FLOOR  
1093 sq.ft. (101.5 sq.m.) approx.

1ST FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 1880 sq.ft. (174.6 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			
		70	79

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