



95 Baring Gould Way
Haverfordwest, Pembrokeshire, SA61 2SB
OIRO: £199,950 | Freehold | EPC: D



Introducing this well-presented semi-detached three-bedroom property, ideally located in the county town of Haverfordwest. Recently renovated throughout, this home is perfect for a growing family seeking proximity to the town's extensive amenities.

The property is approached via steps leading past a generous front lawn and parking area. Upon entry, a spacious hallway with practical under-stair storage welcomes you. The lounge is beautifully designed, featuring an electric fireplace and elegant wall panelling. The contemporary kitchen offers sleek eye and base-level units, finished with quartz worktops and splash backs, along with integrated appliances. It also includes space for a dining area, with french doors opening onto the patio. A functional utility cupboard provides additional convenience, with potential for extension into the adjacent workshop (subject to planning permission). Upstairs, there are three bedrooms, two of which are doubles, featuring wall panelling and fitted carpets. The family bathroom is tastefully finished, accommodating daily needs.

Externally, the property benefits from a private driveway for two vehicles and a well-sized front lawn. The rear garden features a spacious patio area and a large lawn, enclosed by walls and feather-edge fencing for privacy. An adjacent workshop offers a practical outdoor storage solution.

Centrally positioned in Haverfordwest, this home offers easy access to a comprehensive range of amenities, including shops, schools, healthcare facilities, a train station, and leisure centres. The property is also conveniently located just four miles from the Pembrokeshire coast, with its stunning beaches at Broad Haven and the charming village of Little Haven, alongside the scenic Pembrokeshire Coastal Path.



Entrance Hallway

Welcoming hallway with a uPVC front door and engineered oak flooring that enhances the space's appeal. The staircase leads to the first floor, with a practical area beneath for storing outerwear. A side aspect window provides additional light, while doors lead to the kitchen and lounge.

Lounge

4.43m x 3.17m (14'6" x 10'5")

A refined lounge space with engineered oak flooring and feature wall panelling that adds character. An electric wall-mounted fireplace serves as a focal point, complemented by a radiator for warmth. The room benefits from a large window to the front aspect, ensuring plenty of natural light.

Kitchen / Diner

6.50m x 3.17m (21'4" x 10'5")

This contemporary kitchen is fitted with tiled flooring and a range of matching eye and base-level units finished with quartz worktops and splash backs. The space includes an integrated double oven, dishwasher, plumbing for a washing machine and space for a fridge/freezer. An induction hob is also included with five rings and an extractor hood above. The dining area features French doors that open to the patio and garden, creating a seamless indoor-outdoor flow. Additionally, a utility closet with a folding door provides space for a tumble dryer, additional shelving, and houses the boiler.

Bedroom One

3.40m x 3.17m (11'2" x 10'5")

This spacious double bedroom, complete with fitted carpet and wall panelling, benefits from a rear aspect window and space for a wardrobe.

Bedroom Two

3.40m x 3.17m (11'2" x 10'5")

This spacious double bedroom, complete with fitted carpet, benefits from a window to the front aspect and space for a wardrobe.

Bedroom Three

3.00m x 2.84m (9'10" x 9'4")

A well-proportioned single bedroom featuring fitted carpet and a window to the front aspect. Integrated storage provides a practical space-saving solution.

Bathroom

3.00m x 1.81m (9'10" x 5'11")

A tastefully finished bathroom with tiled flooring and walls. It includes a WC, a basin with a mirror above, and a bath with a shower overhead, and a glass screen. Additional features include a heated towel rail, an extractor fan for ventilation, and a glazed window.

External

The property is approached via a driveway accommodating up to two vehicles, with a front garden laid to lawn and steps leading to the front entrance. Side access guides you to the rear garden, which features a patio area with a dwarf wall and steps leading to a well-maintained lawn. The garden is enclosed with feather-edge fencing and a brick wall, ensuring privacy and security. The property also offers an adjacent block-built shed, ideal for use as a workshop.

Additional Information

We are advised that all mains services are connected.

Council Tax Band

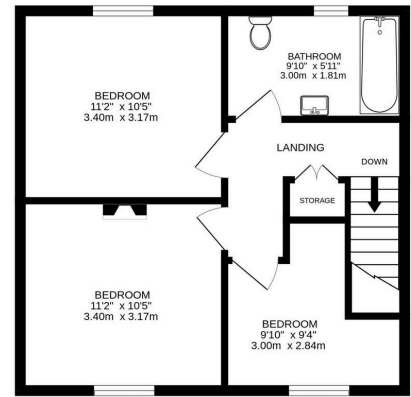
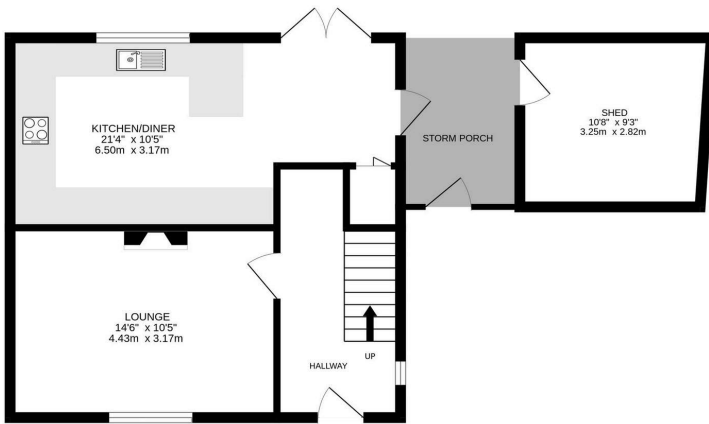
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GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			

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