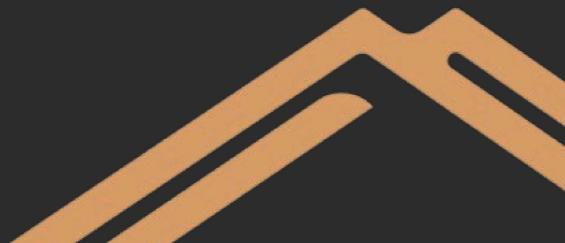




11 St. Leonards Park
Rosemarket, Pembrokeshire, SA73 1JS
OIRO: £179,950 | Freehold | EPC: E





St Leonard's Park

Situated in the heart of the sought-after village of Rosemarket, this recently renovated three-bedroom semi-detached home, with its expansive front and rear gardens, presents an excellent opportunity for first-time buyers or investment purchasers.

The property is accessed via steps leading through the front garden, with a practical storm porch providing space for outerwear. The entrance hallway features oak-effect laminate flooring, flowing seamlessly into the spacious lounge, which boasts wall panelling and an open fireplace with a redbrick surround and slate hearth, creating a cosy focal point. French doors flood the room with natural light and open onto the garden and patio area. The newly fitted kitchen offers sleek base and eye-level units, integrated appliances, and a Belfast sink. A practical utility room with access to both the front and rear enhances the ground floor layout. On the first floor, the property offers three generously sized double bedrooms, all featuring fitted carpets and large windows. A well-appointed family bathroom caters to everyday needs.

Externally, the front garden is mainly laid to lawn with steps leading up to the front entrance, while residents benefit from on-street parking at the front of the property. The expansive rear garden includes a patio area and lawn, enclosed by boundary walls for added privacy. A block-built shed provides additional storage.

Rosemarket is a quintessential village, offering a sense of community with its local hall and well-regarded pub. The property is conveniently located near the Brunel cycle path, connecting Haverfordwest and Johnston, making it ideal for dog walkers and cyclists alike. The village also offers a nearby play area with a children's park and football pitch. Both Haverfordwest and Milford Haven are within easy reach, providing access to independent shops, cafes, supermarkets, healthcare services, leisure facilities, and cultural attractions, meeting the needs of modern living.



Hallway

uPVC front door with porch way, featuring side aspect windows that allow natural light to flow through. The hallway is finished with oak-effect laminate flooring and includes a staircase leading to the first floor.

Lounge

5.71m x 3.28m (18'9" x 10'9")

This lounge offers oak-effect laminate flooring and wall panelling. The open fireplace, with a red brick surround and slate mantle and hearth, creates a cosy focal point. A window to the fore aspect brightens the room, while french doors open onto the rear garden.

Kitchen

3.89m x 3.60m (12'9" x 11'10")

Tiled flooring, with a range of sleek matching eye and base-level units topped with solid worktops and tiled splash backs. The kitchen includes a Belfast sink, an eye-level electric oven, and space for a fridge/freezer. A window to the front aspect provides natural light, and a glass door leads directly to the utility room.

Utility Room

3.75m x 1.62m (12'4" x 5'4")

Featuring vinyl tiled flooring, this practical space has base-level units with worktops, offering room for both a washing machine and tumble dryer. Windows to the side aspect provide light, and uPVC doors offer access to both the front and rear gardens.

Bedroom

3.28m x 2.62m (10'9" x 8'7")

A double bedroom with carpeted flooring, a window to the fore aspect that fills the room with natural light, and a radiator.

Bedroom

3.28m x 3.09m (10'9" x 10'1")

Double bedroom, carpeted flooring, rear aspect window offering garden views, and a radiator.

Bedroom

3.17m x 3.08m (10'5" x 10'1")

Double bedroom with carpeted flooring, a rear aspect window, and a radiator.

Bathroom

2.62m x 2.29m (8'7" x 7'6")

Tiled flooring and walls, featuring a panelled bath with an overhead shower and glass screen. Includes a sink, WC, heated towel rail, and extractor fan. A glazed side aspect window provides ventilation and natural light.

External

The property is accessed via steps leading to a spacious front lawn, bordered by dwarf walls. On-street parking is available. To the rear, there is a patio area and an expansive garden predominantly laid to lawn, surrounded by boundary walls that enhance privacy. A brick-built shed at the garden's end offers additional storage space, with the oil tank set upon a concrete slab adjacent to the property.

Directions

From Freemans Way in Haverfordwest, take the first exit at the roundabout onto Pembroke Road towards Burton. Continue along this road for approximately three miles turning right at Troopers Inn. Continue along this road for approximately one mile turning left at the crossroads towards Rosemarket. Follow this road for approximately one mile passing the golf course on your left-hand side. Turn left, then right onto front street. Continue down the hill turning right into St. Leonards Park, the property can be found on the right-hand side as indicated by our "For Sale" board.

Additional Information

We are advised that all mains services are connected. Oil fired central heating. **Local restrictive covenant applies.**

Council Tax Band

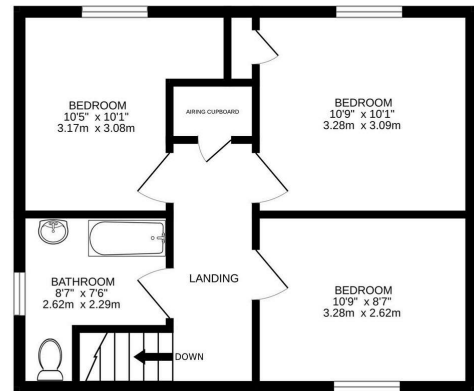
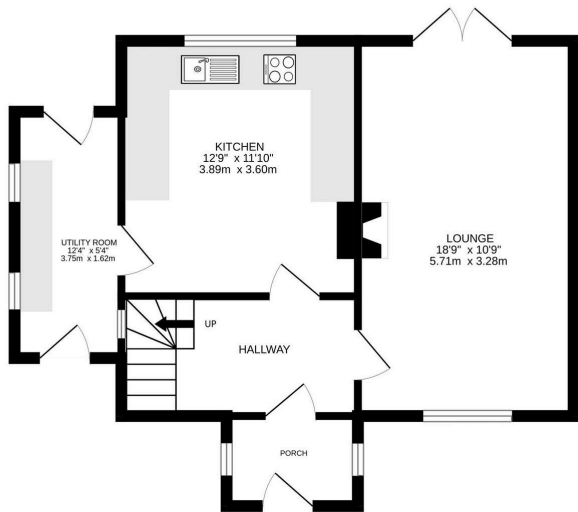
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GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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		
(69-80)	C		79
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
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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