



3 The Barn

Dreenhill, Haverfordwest, SA62 3TS

OIEO: £160,000 | Freehold | EPC: D

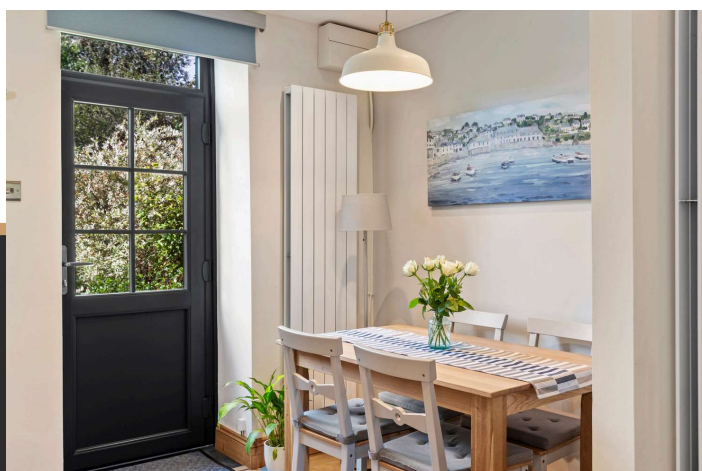


Presenting this pristine mid-terraced, one-bedroom barn conversion, nestled in an idyllic rural hamlet with convenient access to Haverfordwest. Benefitting from an exceptional countryside outlook and proximity to some of Pembrokeshire's renowned beaches, this property offers an ideal setting for those seeking tranquillity with easy access to scenic walking routes and outdoor pursuits.

Meticulously renovated by the current owners, the property features a newly installed central heating system throughout. The well-appointed kitchen includes a range of matching eye and base-level units, integrated appliances, and ample space for dining. The lounge is enhanced by a log burner set upon on a slate hearth with an oak mantle above, creating a warm and inviting atmosphere. The first floor comprises of one bedroom and an additional room suitable for use as an office or dressing room. The contemporary bathroom is thoughtfully designed, featuring modern fittings and a bath with a shower over.

Externally, the property includes an allocated parking space within a private car park, with additional guest parking available. The rear garden, enclosed by a picket fence and trellising, is immaculately presented with a lawn, gravelled seating area, and an attractive variety of flowers and shrubs. A pathway leads to the rear door, and there is provision for a storage shed alongside a sheltered area for gas bottles.

Currently operated as a successful holiday let, this property is highly sought after by visitors who value a peaceful setting with access to local amenities. Haverfordwest offers a full array of services, including retail parks, educational institutions, a college, hospital, mainline railway station, new leisure centre with swimming facilities, cinema, restaurants, and public houses. The property is also within a short drive of Pembrokeshire's outstanding coastline, including the picturesque beaches of St Brides, Broad Haven, and Little Haven.



Lounge

6.62m x 2.52m (21'8" x 8'3")

Accessed via a solid oak front door, this inviting lounge features oak-effect laminate flooring and exposed stone walls, complemented by wall lighting and paneling. A log burner sits on a slate hearth with an oak mantle above, adding warmth and character. A uPVC window provides a fore aspect view, and a staircase leads to the upper level. Archway leading to:

Kitchen / Diner

6.62m x 2.44m (21'9" x 8'0")

With access to the rear garden through a uPVC door, this well-equipped kitchen/diner includes oak-effect laminate flooring with electric underfloor heating, a selection of matching eye and base level units with cabinet lighting, and worktops with panelled splash backs. Integrated appliances include a dishwasher and electric oven with a four-ring electric hob and extractor hood. There is plumbing for a washing machine, under-counter space for a fridge, and a sink with a draining board. A window overlooks the rear aspect, and there is ample room for a dining table.

Bedroom

4.47m x 2.27m (14'8" x 7'5")

This bedroom offers grey oak-effect laminate flooring, space for a double bed, and a velux window that invites natural light.

Dressing Room / Study

3.42m x 1.60m (11'3" x 5'3")

Featuring grey oak-effect laminate flooring and an integrated storage cupboard, this versatile room is well-suited as a dressing room or study, with velux windows adding brightness.

Bathroom

3.09m x 1.96m (10'2" x 6'5")

The bathroom is fitted with oak-effect vinyl flooring and tiled walls. It includes a close-coupled WC, a sink with a vanity unit and mirror, and a bath with an over-bath shower and folding glass screen. Additional features include a velux window, vertically mounted radiator, and extractor fan.

Externally

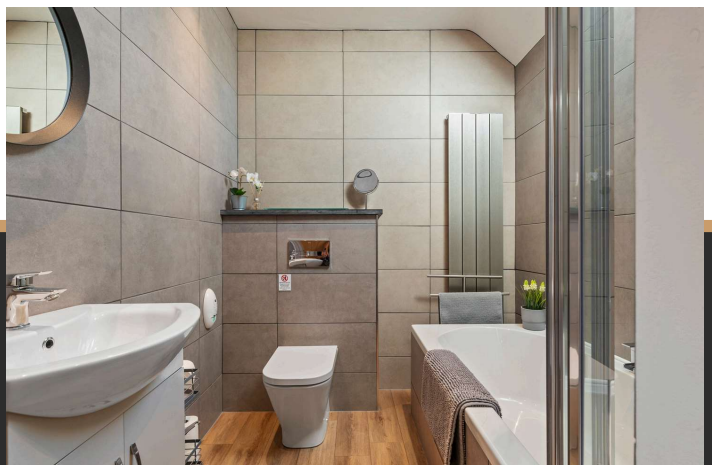
A private carpark provides an allocated space for one vehicle, with guest parking freely available. A picket fence encloses a pathway leading to the rear door, opening onto a small lawn and gravelled area with flowerbed surrounds, ideal for seating and entertaining. There is also space for a storage shed.

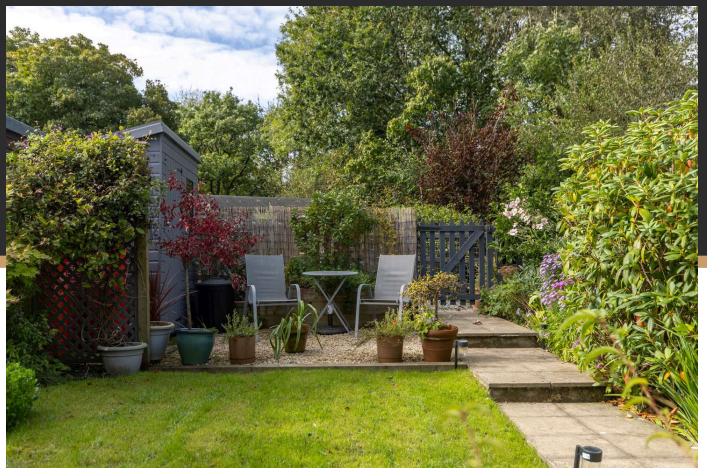
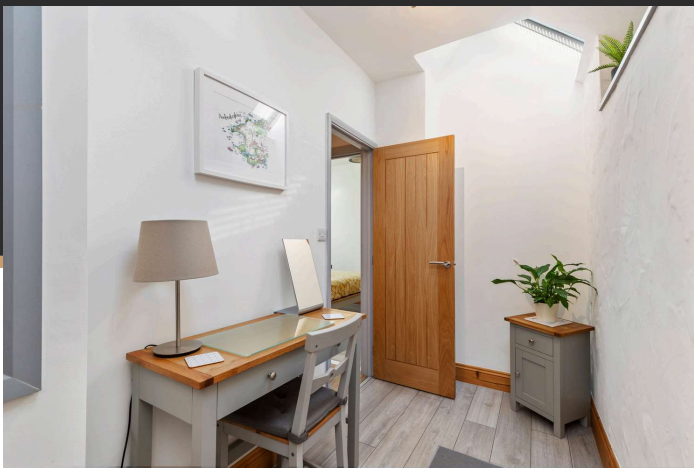
Additional Information

Private water supply. LPG central heating system. Fibre optic broadband available. Mains sewage.

Council Tax Band

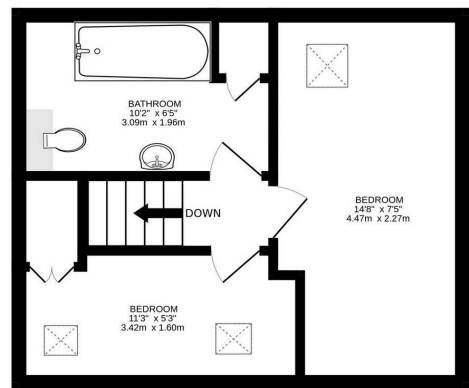
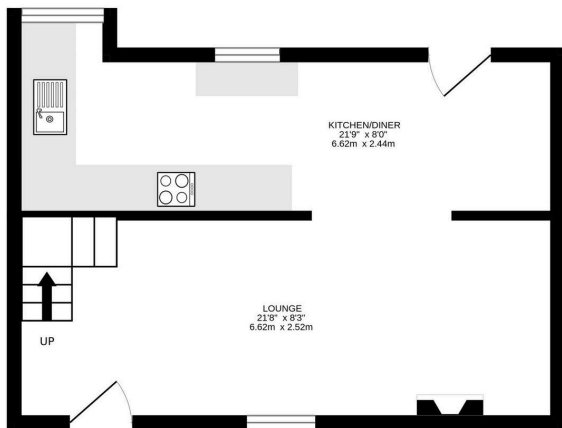
C





GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.

1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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 ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(11-20)	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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.