



**7 Nether Edge Drive**

Haverfordwest, Pembrokeshire, SA61 1ED

OIRO: £330,000 | Freehold | EPC: C



Introducing this spacious four-bedroom detached bungalow, located on the outskirts of Haverfordwest. Spanning over 3,000 square feet, this substantial family home, although requiring modernisation, is set in a desirable location within an estate of executive properties, conveniently positioned close to the town's amenities.

Upon entering, the large entrance hallway leads to an expansive lounge, complemented by a separate dining area and kitchen, as well as a practical utility room. The ground floor includes two generous double bedrooms, one of which features an en-suite shower room, along with a sizeable family bathroom. Access to the integral garage is also provided, completing the ground floor layout. The first floor offers two additional double bedrooms, a further shower room, and a substantial playroom or reception area, providing versatile space ideal for multi-generational living.

Externally, the property features a private tarmac driveway with ample parking and access to the integral garage. The front garden is primarily laid to lawn, while the rear offers a patio, pathways, and a small lawn, all enclosed by boundary walls and fencing for added seclusion. This property, though a blank canvas, provides an exceptional opportunity for buyers to modernise and create the perfect family home.

Haverfordwest offers a wealth of amenities, including a variety of shops, retail parks, primary and secondary schools, a sixth-form college, hospital, mainline train station, leisure centre, cinema, restaurants, and pubs. The stunning Pembrokeshire coast is just six miles away, with the sandy beach of Broad Haven to the southwest and the renowned surfing beach of Newgale just seven miles to the northwest. The famous Pembrokeshire Coast Path offers miles of scenic walks to enjoy the breathtaking coastline and diverse wildlife.



### Entrance Hallway

uPVC front door with glazed panelling, carpet underfoot, integrated storage cupboard, staircase leading to first floor.

### Lounge

**5.3m x 4.6m (17'3" x 15'2")**

Carpet underfoot, window to fore and side aspects, wall lighting, TV and internet points, radiator.

### Dining Room

**4m x 3.6m (13'0" x 12'0")**

Carpet underfoot, French doors leading to rear garden, radiator, archway leading to kitchen.

### Kitchen

**4m x 3.2m (13'0" x 10'6")**

Tiled flooring, range of matching eye and base-level units with worktops over and tiled splash backs, electric oven with four-ring stove and extractor over, double sink with draining board, window to rear aspect, radiator.

### Utility Room

**3.1m x 1.6m (10'2" x 5'3")**

Tiled flooring, matching base-level units with worktops over and tiled splash backs, plumbing for washing machine, sink, Worcester boiler, uPVC door leading to side aspect, door to garage.

### Family Bathroom

**3.4m x 2.4m (11'0" x 7'9")**

Tiled flooring, tiled walls, WC, sink with vanity unit below and mirror above, panelled bath, shower with sliding glass screen, extractor fan, glazed window to rear aspect, heated towel rail.

### Bedroom One

**5.6m x 4m (18'4" x 13'0")**

Fitted wardrobes upon entrance, carpet underfoot, window to fore and side aspects, radiator.

### En-Suite Shower Room

**2m x 2m (6'7" x 6'7")**

Tiled flooring, tiled walls, WC, sink with vanity unit below and mirror above, corner shower with sliding glass screen, extractor fan, window to rear aspect, heated towel rail.

### Garage

**5.6m x 3m (18'3" x 10'0")**

Up-and-over electric door, space for vehicle or workshop, radiator.

### Bedroom Two

**4.4m x 3.3m (14'5" x 10'11")**

Carpet underfoot, window to fore aspect, television and internet points, radiator.

### First Floor

### Bedroom Three

**4.8m x 4.3m (15'7" x 14'2")**

Carpet underfoot, window to fore aspect, velux window to side aspect, eave storage, radiator.

### Shower Room

**2.9m x 1.5m (9'7" x 5'1")**

Tiled flooring, tiled walls, WC, sink with vanity unit below and mirror above, corner shower with sliding glass screen, velux window, extractor fan, heated towel rail.

### Bedroom Four

**4.8m x 4m (15'7" x 13'0")**

Carpet underfoot, window to side aspect, glazed velux window to fore aspect, eave storage, radiator.

### Playroom / Bedroom Five

**9.8m x 3.8m (32'2" x 12'4")**

Carpet underfoot, window to side aspect, velux to fore aspect, two radiators.

### External

Tarmac driveway with space for multiple vehicles and access to the integral garage. Front garden laid to lawn. Side access through to rear garden, featuring a patio with pathways and a small lawn, bordered by walls and fencing for added privacy.

### Directions

From Haverfordwest town centre, proceed up High Street onto Dew Street. Continue straight through the traffic lights onto Milford Road. At the roundabout, take the third exit onto Scarrowscant Lane. Proceed along this road, turning left just before Furzy Park to remain on Scarrowscant Lane. Take the next left into Nether Edge Drive and the property can be found at the bottom of the estate on the left hand side, as indicated by our "For Sale" board.

### Additional Information

We are advised that all mains services are connected.

### Council Tax Band

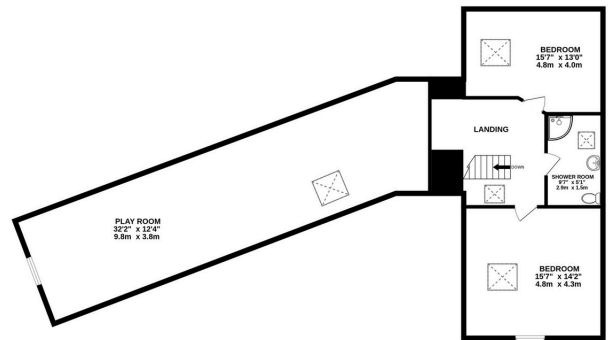
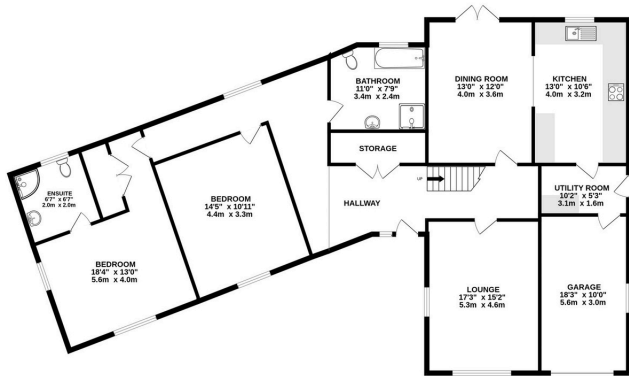
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**GROUND FLOOR**  
1858 sq.ft. (172.7 sq.m.) approx.

**1ST FLOOR**  
1185 sq.ft. (110.1 sq.m.) approx.



**TOTAL FLOOR AREA : 3044 sq.ft. (282.8 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-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EA Directive 2002/91/EC	78 83

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