



## Rose Cottage

Freystrop, Haverfordwest, SA62 4HA

OIRO: £220,000 | Freehold | EPC: D



Situated in the sought-after village of Freystrop, this detached one-and-a-half-storey bungalow enjoys a large plot, complete with a private driveway, detached garage, and beautiful countryside views to the rear.

The ground floor opens into a generous entrance hallway with a staircase to the first floor. A spacious lounge, bathed in natural light through windows from the side and fore aspects, features an open fireplace as a focal point. The kitchen is well equipped with integrated appliances, a breakfast bar, and space for a dining table. Double doors lead from here into a sunroom overlooking the patio, lawn and surrounding countryside. A practical utility room and downstairs cloakroom complete the ground floor plan.

Upstairs, two double bedrooms—including one with fitted wardrobes—are served by a well-appointed family bathroom, addressing everyday needs. Outside, a gated entrance opens onto a front lawn and gravelled driveway accommodating multiple vehicles, leading to a detached single garage with a roller door and side access. Dwarf walls define the boundary, and pathways extend to a rear patio ideal for outdoor seating, with steps descending to a substantial lawn set against a scenic backdrop.

Freystrop is a picturesque rural community near the Cleddau River, offering easy access to Milford Haven, Pembroke, and Haverfordwest. The nearby villages of Hook and Llangwm provide well-regarded primary schools and a variety of local clubs and activities, all within the protected Western Cleddau area of the Pembrokeshire Coast National Park. Excellent road and rail links to Carmarthen, Swansea, and Cardiff ensure that this property strikes the perfect balance between rural living and convenient connectivity.



### Entrance Hallway

Enter through a UPVC front door into a welcoming space with carpet underfoot and a window to the side, allowing natural light. A staircase leads to the first floor.

### Lounge

**5.85m x 4.09m (19'2" x 13'5")**

A comfortable reception room featuring carpeted flooring, windows to the side and front aspects, an open fireplace with an ornate surround set on a slate hearth, exposed ceiling beams, and two radiators.

### Cloakroom

Convenient cloakroom with carpeted flooring, WC, a washbasin with tiled splash back, and a glazed window.

### Kitchen / Diner

**5.85m x 3.87m (19'2" x 12'8")**

Bright and functional, fitted with a range of matching eye-level and base-level units with worktops. A breakfast bar accommodates up to three stools, while the stainless-steel sink with draining board is set beneath windows to the side and rear. An AEG electric oven with four-ring stove and extractor completes the setup. Exposed ceiling beams and a radiator add character, and glass doors lead directly to the conservatory sunroom.

### Utility Room

**3.00m x 1.88m (9'10" x 6'2")**

Practical utility area with vinyl flooring, base-level storage units, a sink and draining board, a window to the side aspect, and a radiator.

### Sun Room

**3.34m x 3.00m (10'11" x 9'10")**

Light-filled UPVC conservatory finished with vinyl flooring, French doors opening out to the patio and garden.

### Landing

Carpeted landing offering a useful space for a desk or computer station, with a velux window to the side aspect and an integrated storage cupboard.

### Bedroom One

**4.21m x 3.87m (13'10" x 12'8")**

A double bedroom featuring carpeted flooring, radiator, velux windows to the side aspects, and a rear window overlooking the surrounding countryside.

### Bathroom

**3.38m x 1.36m (11'1" x 4'6")**

Fitted with waterproof vinyl flooring, a WC, a washbasin with tiled splash back and mirror above, and a panelled bath with overhead shower and glass screen. Tiled shelving offers storage for toiletries, while a velux window to the side aspect and an extractor fan provide ventilation.

### Bedroom Two

**4.21m x 3.54m (13'10" x 11'7")**

Another double bedroom with carpet underfoot, velux windows to the side aspects, two integrated wardrobes / cupboards, and a radiator.

### External

A gravelled driveway, secured by a gated entrance, accommodates multiple vehicles and leads to a detached single garage with roller door and side access. Dwarf walls define the boundaries and guide you to the rear patio, which is ideal for outdoor seating. Steps descend to a good-sized lawn enjoying countryside views at the rear.

### Directions

From Haverfordwest, follow Pembroke Road toward Freystrop. Pass through Merlins Bridge, continuing beyond the rugby club and driving range until you reach Freystrop crossroads. Continue straight at the junction, and the property can be found shortly afterwards on the left, indicated by our "For Sale" board.

### Additional Information

We are advised that all mains services are connected. Oil-fired central heating.

### Council Tax Band

E





GROUND FLOOR  
899 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR  
490 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1,489 sq.ft. (138.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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