



Egerton House

21 Goat Street | Haverfordwest | SA61 1PX

OIRO: £289,950 | Freehold | EPC: E



Nestled in the heart of Haverfordwest, Egerton House is an exquisitely presented Grade II listed townhouse, seamlessly blending historic charm and modern convenience. This deceptively spacious four-storey property has undergone thoughtful updates, harmoniously fusing contemporary living with its original features to create a beautiful family home. With picturesque views extending over the county town, its iconic Castle, and the captivating Preseli Hills, Egerton House offers a truly enchanting panorama.

Inside, the property boasts carefully updated contemporary kitchen and bathroom suites, while retaining the property's originality with its charming fireplaces, distinctive doors, and period-inspired ceiling roses that reflect the architectural style of the era.

Spanning four floors, this home provides ample space for a growing family, with each level offering generously proportioned and inviting living areas. Step outside to discover the property's lawned garden which provides a serene and tranquil retreat with views extending towards the Castle and Hills. Bordered by mature trees and shrubs, the garden also offers a variety of seating options, including a modern fire pit terrace, and ample storage in a brick-built outhouse.

Positioned on a quiet side street, Egerton House maintains its convenient location, just a few hundred yards away from Haverfordwest's vibrant town centre. This proximity ensures residents can easily access a diverse range of shops and amenities, catering to all their daily needs and desires. For those with a penchant for outdoor exploration, the stunning coastline of Broad Haven beckons, located a mere 6 miles west of Egerton House. Revel in the breath-taking landscapes of the National Park, providing the perfect backdrop for unforgettable adventures.



Entrance Vestibule

Solid wooden front door, leading into:

Living / Sitting Room

5.16m x 4.88m (16'11" x 16")

Sash bay window to fore with box seat below, electric fireplace with tile and wooden surround, slate hearth, recess cupboard, stairs to first floor with integrated storage cupboard below, telephone point, two radiators. Door to:

Breakfast / Dining Room

3.5m x 3.18m (11'6" x 10'5")

Laminate flooring, wooden window to rear with cupboard beneath, shelved recess, beamed ceiling, radiator. Steps up to:

Kitchen

4.45m x 3.06m (14'7" x 10'00")

Laminate flooring, range of matching wall and base level units with breakfast bar, power and USB sockets above, stylish splash back, built in double oven & stove with four gas hobs, hood extractor, two integrated dishwashers, double sink with draining board, shelia maid drying rack, velux window. Door to:

Utility Area

Washing machine, shelving above, door to lean to store area with gas boiler, storage space above. Door to:

WC

1.37m x 0.86m (4'6" x 2'10")

Wooden flooring, WC, sink, electric heater.

First Floor

Master Bedroom

5.23m x 3.63m (17'2" x 11'11")

Sash bay window to fore, wooden flooring, fireplace with tiled hearth and wooden surround, telephone point, radiator. Georgian original sliding door leading to:

Bedroom Two

3.5m x 3.18m (11'6" x 10'5")

Carpeted flooring, sash window to rear, shelved recess, wall lights, radiator.

Half Landing

Door To:

Bathroom

3.12m x 2.46m (10'3" x 8'1")

Steps leading down from landing, WC, shower with glass screen, wash hand basin in vanity unit with cupboard, shaving point with light, under stairs storage cupboard, panelled bath with shower attachment, extractor fan, exposed wooden beam, non-slip lino flooring, wooden window to side, radiator.



Second Floor

Landing with door to inner hall with stairs to top floor. Door to:

Bedroom Three

3.6m x 4.5m (11'10" x 14'9")

Sash window to fore with original wooden shutters, wooden flooring, two built in wardrobes, telephone point, radiator.

Bedroom Four

3.48m x 3.12m (11'5" x 10'3")

Sash window to rear, wooden flooring, built in wardrobe, radiator.

Third Floor

Landing with door to two linen cupboards, laminate flooring. Door to:

Bedroom Five / Loft Room

3.45m x 2.6m (11'4" x 8'6")

Sash window to rear, laminate flooring, integrated storage, wash hand basin in vanity unit, wooden ceiling beams, radiator.

Bedroom Six / Viewing Room

3.28m x 4.42m (10'9" x 14'6")

Sash window to fore with panoramic views over town, castle and preseli hills, laminate flooring, integrated storage cupboards, wooden ceiling beams, radiator.

Outhouse

1.95m x 3.53m (6'4" x 11'6")

Concrete floor, slate roof with ridge tiles, gutter with connected down pipe, solid door, window.

Externally

Steps leading up to lawned rear garden with mature trees and shrubs, variety of seating options, brick paved patio area, modern fire pit terrace, outhouse / storage shed. On-street parking available to the fore.

Directions

Follow signs towards the town centre of Haverfordwest. Proceed across Victoria Bridge into the High Street. Continue up the hill past the traffic lights for approximately 100 yards. Take the first left into Hill Lane and follow the road around into Goat Street. The property will be found on your left-hand side as indicated by our "For Sale" board.

Services

All mains services are connected

Council Tax

Band - F

Additional Information

Egerton House is established as a seasonal AirBnB property achieving an average rate of £117 per night.



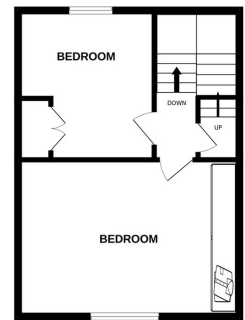
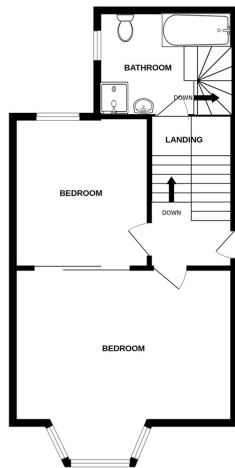


GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.

3RD FLOOR
367 sq.ft. (34.1 sq.m.) approx.

2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1891 sq.ft. (175.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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