



13 Middle Street

Rosemarket | Milford Haven | SA73 1JP

OIEO: £310,000 | Freehold | EPC: D



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Rosemarket

Introducing this characterful detached dormer bungalow, located in the picturesque village of Rosemarket. Centrally positioned near the local towns of Milford Haven, Pembroke, and Haverfordwest, this property offers significant potential for any growing family.

Upon entry, the welcoming hallway provides access to all ground floor rooms. The bright, airy lounge features a large front window that floods the room with natural light, complemented by a beautiful fireplace with an oak mantel and slate hearth, serving as a charming focal point. The character-filled kitchen diner is perfect for family gatherings, boasting hardwood cabinetry and modern amenities. The sunroom, with easy access to the rear patio and garden, is ideal for entertaining. Additionally, a functional utility space and a modern bathroom cater to everyday needs. The property offers four well-appointed bedrooms, with two on the ground floor and two on the first floor. The upstairs spacious master bedroom provides ample eave storage and a private en-suite, offering an ideal retreat. The additional bedrooms are versatile, serving as perfect guest rooms or additional office spaces.

Externally, the property features an expansive driveway accommodating multiple vehicles, side access for further storage, and a rear garden with a lawn, decking, BBQ spot, and hot tub area, ideal for entertaining. The garden room includes an office, gym, and storage space, making it perfect for home working and recreational use.

Nestled in an idyllic setting, Rosemarket epitomises village life with its community hall and highly-rated pub. The property is near the Brunel cycle path that connects Haverfordwest with Johnston, perfect for dog walkers and cyclists. A short walk away is the local play area featuring a children's park and football pitch. Haverfordwest and Milford Haven are within close proximity and offer convenient access to independent shops, bars, eateries, supermarkets, healthcare facilities, fitness centres, and cultural attractions, meeting all modern living needs.



Entrance Hallway

A welcoming entrance with a composite front door and tiled flooring. The hallway includes a radiator and provides access to the living areas and bedrooms.

Lounge

3.60m x 3.32m (11'10" x 10'11")

This elegant lounge has wooden flooring, a radiator, and a large front window. Features include an electric fireplace with a slate hearth and oak mantle, picture rail surround, and a TV point.

Bedroom One

3.57m x 3.32m (11'9" x 10'11")

Bright bedroom with laminate flooring, a front window, picture rail surround, and an electric fireplace with a marble hearth and ornate surround.

Bedroom Two

4.09m x 3.30m (13'5" x 10'10")

Cosy bedroom with wooden flooring, side window, radiator, and a fireplace with a stone hearth and decorative surround.

Kitchen / Dining Room

6.48m x 4.59m (21'3" x 15'1")

Wooden flooring, staircase to the first floor, and a dining area with a side window. Kitchen features tiled floors, splash-backs, eye-level and base units, space for range cooker, breakfast bar, sink with draining board, integrated fridge, radiator, recessed shelving, and a rear window. A feature beam and exposed red brick pillar add character.

Sun Room

4.77m x 3.71m (15'8" x 12'2")

The conservatory offers oak-effect tiled flooring with underfloor heating, a ceiling fan and UPVC windows that provide views of the rear garden. French doors lead to the patio area.

Bathroom

3.18m x 2.70m (10'5" x 8'10")

Travertine tiled flooring and walls, underfloor heating, WC, sink with vanity unit and mirrored cabinet, jacuzzi bath, corner shower with marble-effect panelling, rear window, heated towel rail, and extractor fan.

Utility Room

Tiled flooring and splash-backs, plumbing for appliances, eye-level units, worktops, and a window.



Bedroom Three

5.84m x 3.49m (19'2" x 11'5")

Laminate flooring, velux rear window, pine wall panelling, three eave storage compartments, and a radiator.

En-Suite Shower Room

Tiled flooring and walls, bath with shower, WC, sink with mirror, heated towel rail, extractor fan, and velux rear window.

Bedroom Four

3.96m x 2.98m (13'0" x 9'9")

Laminate flooring, pine wall panelling, rear window, radiator, and two eave storage compartments.

Garden Room - Office

3.66m x 2.33m (12'0" x 7'8")

Oak-effect click laminate flooring, UPVC door to the garden, front and side windows, multiple electrical points.

Garden Room - Reception / Gym

3.66m x 2.80m (12'0" x 9'2")

Versatile space with UPVC French doors, full-length side windows, oak-effect click laminate flooring, and electrical sockets.

Garden Room - Store

Eye-level and base units with worktop, UPVC solid door to the front, oak-effect click laminate flooring, and electrical sockets.

External

The exterior boasts an expansive private driveway at the front, accommodating multiple vehicles. The rear garden features a patio area with secure boundary fencing and a lawn. Side access provides space for storage containers. The rear also includes a decking area for a hot tub and pergola, with additional seating, and a BBQ area. The garden room features exterior lighting, and power sockets. Further lighting enhances the ambiance, making it an ideal space for entertaining or relaxation.

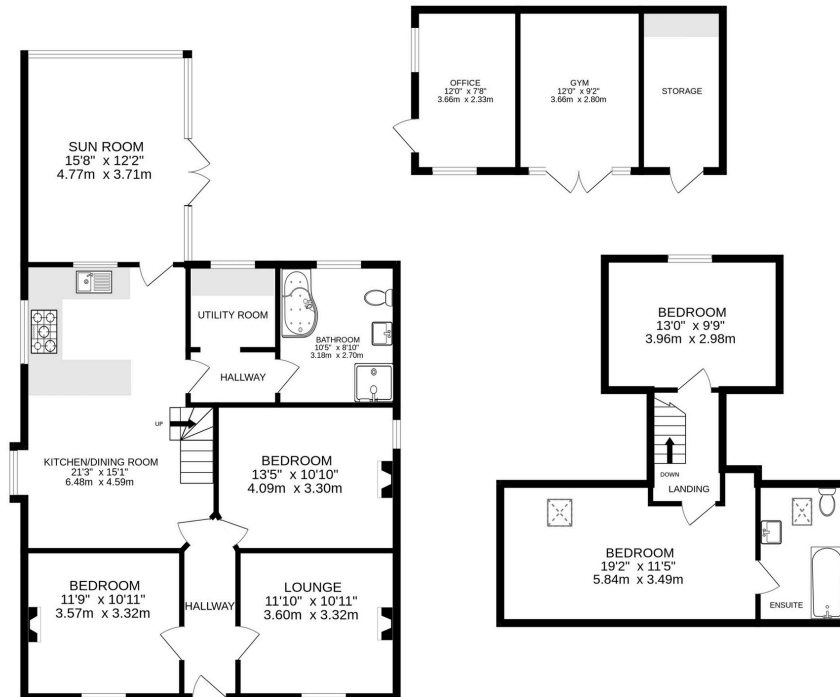
Additional Information

We are advised that mains water, electric and drainage is connected. Oil fired central heating.

Council Tax Band

D





TOTAL FLOOR AREA : 1787 sq.ft. (166.0 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		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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