



## The Garden House

Uzmaston | Haverfordwest | SA61 1UR

OIRO: £350,000 | Freehold | EPC: C



Introducing this exquisite detached dormer bungalow, nestled in the desirable village of Uzmaston, on the outskirts of Haverfordwest. This stunning property offers modern living spaces, four spacious bedrooms, and breathtaking countryside views.

Upon entering, you are greeted by a bright and airy hallway, setting the elegant tone of the home. The beautifully presented kitchen/diner features sleek, contemporary units, a breakfast bar, and ample space for dining and entertaining. The sunroom is the highlight of the property, with bi-fold doors that open onto the decking and garden area, seamlessly blending indoor and outdoor living, perfect for alfresco dining. Additionally, the ground floor includes a practical utility room and a double bedroom with an adjacent shower room. The first floor comprises three well-proportioned bedrooms and a stylish family bathroom, enhancing the property's appeal.

Externally, the property boasts a gravelled driveway with ample parking for multiple vehicles. The rear garden features a spacious decking area ideal for entertaining and a well-maintained lawn offering picturesque views over the surrounding Pembrokeshire countryside.

Located in the sought-after village of Uzmaston, on the edge of Haverfordwest, this home provides easy access to a wide range of amenities, including shops, schools, healthcare facilities, a train station, and leisure centres. The famed Pembrokeshire coast, with its beautiful beaches at Broad Haven and the charming village of Little Haven, is just five miles to the southwest, along with the renowned Pembrokeshire Coastal Path.



### Entrance Hallway

Entering through a solid wood door, the hallway features laminate flooring, a staircase leading to the first floor, and an under-stairs storage cupboard. Doors provide access to the lounge, bedrooms, and bathroom, while an archway leads to the kitchen.

### Lounge

**4.37m x 4.00m (14'4" x 13'1")**

This cosy lounge boasts carpet underfoot, a bay window to the front aspect, and a log burner set upon a slate hearth.

### Kitchen / Dining Area

**7.51m x 3.52m (24'8" x 11'7")**

The spacious kitchen and dining area feature laminate flooring, a range of matching eye and base level units with solid worktops and tiled splash backs, a Belfast sink, integrated oven with four ring stove and extractor hood over. The breakfast bar provides additional seating.

### Sun Room

**4.00m x 3.23m (13'1" x 10'7")**

The sunroom includes a skylight and two sets of bi-fold doors that open to the rear garden and decking area, offering beautiful countryside views.

### Utility Room

**2.61m x 2.51m (8'7" x 8'3")**

This utility room provides space for a fridge freezer, plumbing for a washing machine, dishwasher, and dryer, and houses the boiler. There is a window to the rear aspect and a solid wood door leading to the decking area.

### Shower Room

**2.51m x 2.47m (8'3" x 8'1")**

The shower room features tiled flooring, a WC, a sink with mirror above, corner shower with tiled surround and sliding glass screen, a glazed window to the side aspect, a heated towel rail, and an extractor fan.

### Bedroom One

**3.65m x 2.44m (12'0" x 8'0")**

A double bedroom with carpet underfoot and windows to the front aspect.

### Bedroom Two

**4.65m x 4.38m (15'3" x 14'4")**

A spacious double room with carpet underfoot and two velux windows.

### Bedroom Three

**4.24m x 2.62m (13'11" x 8'7")**

Another double room featuring carpet underfoot and a velux window.

### Bedroom Four

**3.79m x 1.75m (12'5" x 5'9")**

A single room with carpet underfoot and a velux window.

### Bathroom

**2.69m x 1.75m (8'10" x 5'9")**

The bathroom features laminate flooring, a WC, a sink with mirror above, a panelled bath with shower over and tiled splash backs, a velux window, and an extractor fan.

### External

The property features a gravelled front driveway with space for multiple vehicles, bordered by a range of plants and shrubs. The rear garden offers a decking area ideal for entertaining, artificial grass for additional seating, and a good-sized lawn with picturesque countryside views over the surrounding farmland.

### Additional Information

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

### Council Tax Band

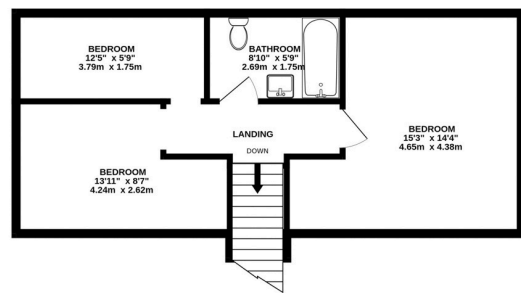
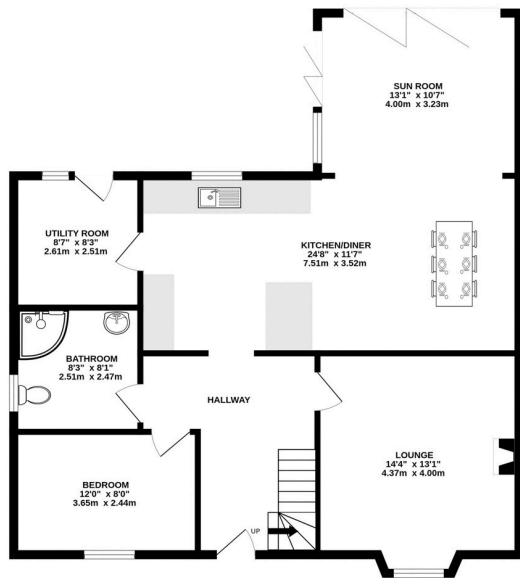
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GROUND FLOOR  
952 sq.ft. (88.5 sq.m.) approx.

1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq.ft. (132.9 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)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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