



13 Maple Avenue

Haverfordwest, Pembrokeshire, SA61 1EF

OIRO: £240,000 | Freehold | EPC: C



Introducing this exquisitely presented three-bedroom semi-detached residence with an adjoining garage, perfectly positioned on the outskirts of Haverfordwest. This property is an exceptional opportunity for first-time buyers seeking a refined and inviting home.

Upon entering, you are welcomed into a spacious entrance hallway that seamlessly flows into the beautifully appointed lounge. This inviting living space features plush carpeting and sliding patio doors, allowing an abundance of natural light to illuminate the room and create a warm atmosphere. The kitchen is well-appointed, showcasing a comprehensive range of matching eye and base-level units, offering ample space for a dining table and chairs, making it ideal for both casual dining and entertaining. Completing the ground floor is a functional shower room designed for convenience and style. Ascending to the first floor, the property boasts three tastefully decorated bedrooms, with the master bedroom offering integrated wardrobes, providing generous storage. The bathroom is impeccably presented and equipped with all the amenities required for family living.

Externally, the property features a private driveway with space for multiple vehicles and convenient access to the adjoining single garage, which serves as an excellent storage or workshop space. Shale pathways elegantly encircle the property, with gated side access leading to the rear. The outdoor area is a true haven, with a beautiful patio and decking area perfect for alfresco dining and entertaining friends. Additionally, the spacious lawn is ideal for family activities, all enclosed by feather-edge fencing for added privacy.

Situated on the periphery of Haverfordwest, this home offers convenient access to a comprehensive range of amenities. The town boasts an extensive selection of shops, educational institutions, healthcare facilities, a train station, leisure centres, and entertainment options. The renowned Pembrokeshire coast, celebrated for its stunning beaches at Broad Haven and Little Haven, is merely four miles to the southwest, adjacent to the acclaimed Pembrokeshire Coastal Path.



Entrance Hallway

The entrance hallway features elegant tiled flooring and provides access to the staircase leading to the first floor. It has doors leading to the lounge, kitchen, and shower room, setting the tone for a welcoming entry into the home.

Lounge

5.54m x 3.36m (18'2" x 11'0")

This spacious lounge offers comfortable carpet underfoot, creating a cosy atmosphere. A large window overlooks the rear aspect, and sliding patio doors provide direct access to the rear patio and garden, seamlessly blending indoor and outdoor living spaces.

Kitchen / Diner

3.89m x 3.63m (12'9" x 11'11")

The kitchen/diner is designed for both functionality and style, featuring tiled flooring and a comprehensive range of matching eye and base level units with worktops and tiled splash backs. It is equipped with an integrated oven, a four-ring gas stove, and an extractor hood. There is plumbing for a dishwasher, a sink with a draining board, and ample space for a dining table and chairs. A window to the fore aspect ensures plenty of natural light, and the Logic boiler is discreetly housed here.

Shower Room

1.65m x 1.53m (5'5" x 5'0")

The shower room boasts modern tiled flooring and walls, a sleek sink with a vanity unit below, and a corner shower with a rainfall head and glass screen. Additional features include a WC, an extractor fan, and a glazed window to the fore aspect, offering both functionality and style.

Master Bedroom

4.78m x 2.63m (15'8" x 8'8")

The master bedroom offers generous proportions with plush carpet underfoot. It features a window to the fore aspect, providing plenty of natural light. The room includes integrated double wardrobes and a radiator.

Bedroom Two

2.62m x 2.50m (8'7" x 8'2")

This bedroom is comfortably carpeted, with a window overlooking the rear aspect. A radiator ensures warmth, making it a cosy retreat.

Bedroom Three

2.92m x 2.50m (9'7" x 8'2")

This bedroom includes carpet underfoot and a window to the rear aspect. The room is equipped with a radiator, offering a comfortable space.

Bathroom

2.56m x 1.84m (8'5" x 6'0")

The bathroom is elegantly appointed with tiled flooring and walls. It includes a panelled bath, a WC, and a sink with a mirror above. Additional features include a heated towel rail, an extractor fan, and a glazed window to the side aspect, creating a bright and functional space.

Garage

2.98m x 2.66m (9'9" x 8'9")

The garage is built with a solid concrete floor and features an up-and-over garage door. It is equipped with lighting and electricity points, providing practical storage and workspace options. The garage is also accessible via a door from the rear garden and patio area.

External

The property benefits from a private driveway with space for multiple vehicles and access to the adjoining garage. The front lawn area is complemented by shale pathways leading to gated side access. The beautiful rear garden features a spacious patio, a lawn, and a decking area with seating ideal for entertaining, all enclosed by feather edge fencing for enhanced privacy.

Additional Information

We are advised that all mains services are connected.

Council Tax Band

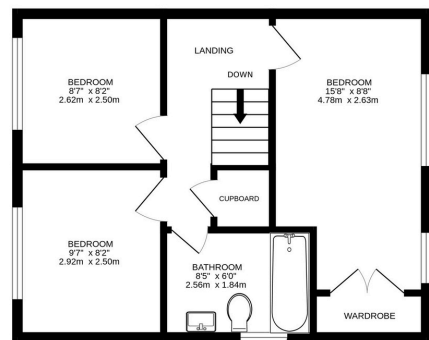
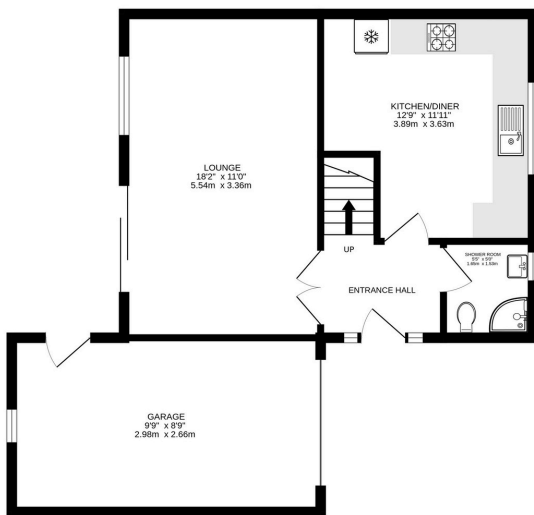
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GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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