



17 Kensington Gardens, Haverfordwest

£299,950 Freehold

Large Family House • Well-Presented, Spacious & Versatile Accommodation • 5 Double Bedrooms, 3 Reception Rooms, 2 Bathrooms • Utility Room & WC • Driveway & Garage • Enclosed Rear Garden
• Ideal Family / Multi-Generational Home





Blackbear Property are delighted to introduce Well House, Kensington Gardens to the open market. A substantial town house situated on a popular residential just a short walk away from Haverfordwest town centre with all its amenities. Well House provides an exciting opportunity to reach the market with immaculate accommodation currently utilised as 4 double bedrooms, 3 reception rooms, 2 bathrooms, utility room / WC and garage. Well House would lend itself to being a wonderful family home, investment or ideal for multi-generational living.

Situated across 4 floors, the accommodation enters to a hallway with stairs leading to the first floor. The ground floor accommodation offers a large reception room with uPVC double glazed French doors to the front and rear gardens. A door to the rear of the reception room leads to a WC/cloakroom and utility room with access to the integral garage. The integral garage has heating, power and lighting for further adaption if required. The first floor landing area provides access to the open plan kitchen living area which provides a wonderful social hub to the home. The modern kitchen is situated to the rear completed with integrated appliances and an opening leading to the living space with multi-aspect windows to the fore allowing natural light to fill the room. A separate dining room completes the first floor accommodation which could easily be utilised as alternative accommodation to suit your requirements.





The second floor accommodation comprises; 1 X large double bedroom to the fore with integrated storage, 1 x large double bedroom with multi-aspect windows, 1 x smaller double bedroom to the rear and a fully tiled family bathroom with double shower and separate bath. The third floor houses the master suite with large double bedroom, fitted wardrobes and en suite shower room.

Situated in Kensington Gardens, a popular development tucked away in the centre of Haverfordwest within walking distance of a range of amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

Reception Room

26' 6" x 16' 7" (8.08m x 5.06m)

Utility Room / Cloakroom WC

8' 5" x 6' 3" (2.57m x 1.90m)

Garage

19' 3" x 9' 10" (5.87m x 3.00m)

First Floor Landing

Kitchen

10' 0" x 8' 9" (3.04m x 2.67m)

Living Area

17' 8" x 16' 7" (5.38m x 5.06m)

Dining Room / Bedroom 5

18' 4" x 9' 7" (5.59m x 2.91m)

Second Floor Landing

Bedroom 2

14' 4" x 10' 10" (4.37m x 3.30m)

Bedroom 3

18' 2" x 9' 7" (5.54m x 2.92m)

Bedroom 4

9' 11" x 8' 8" (3.01m x 2.64m)

Bathroom

6' 3" x 9' 9" (1.90m x 2.98m)

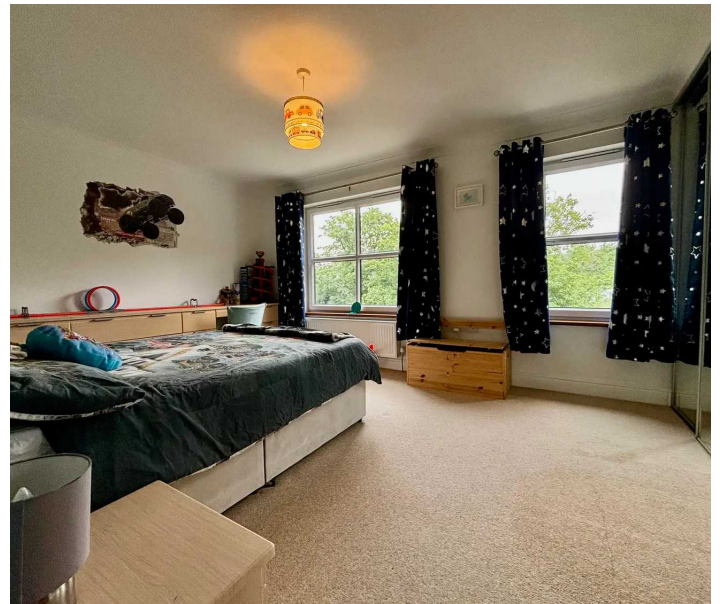
Third Floor Landing

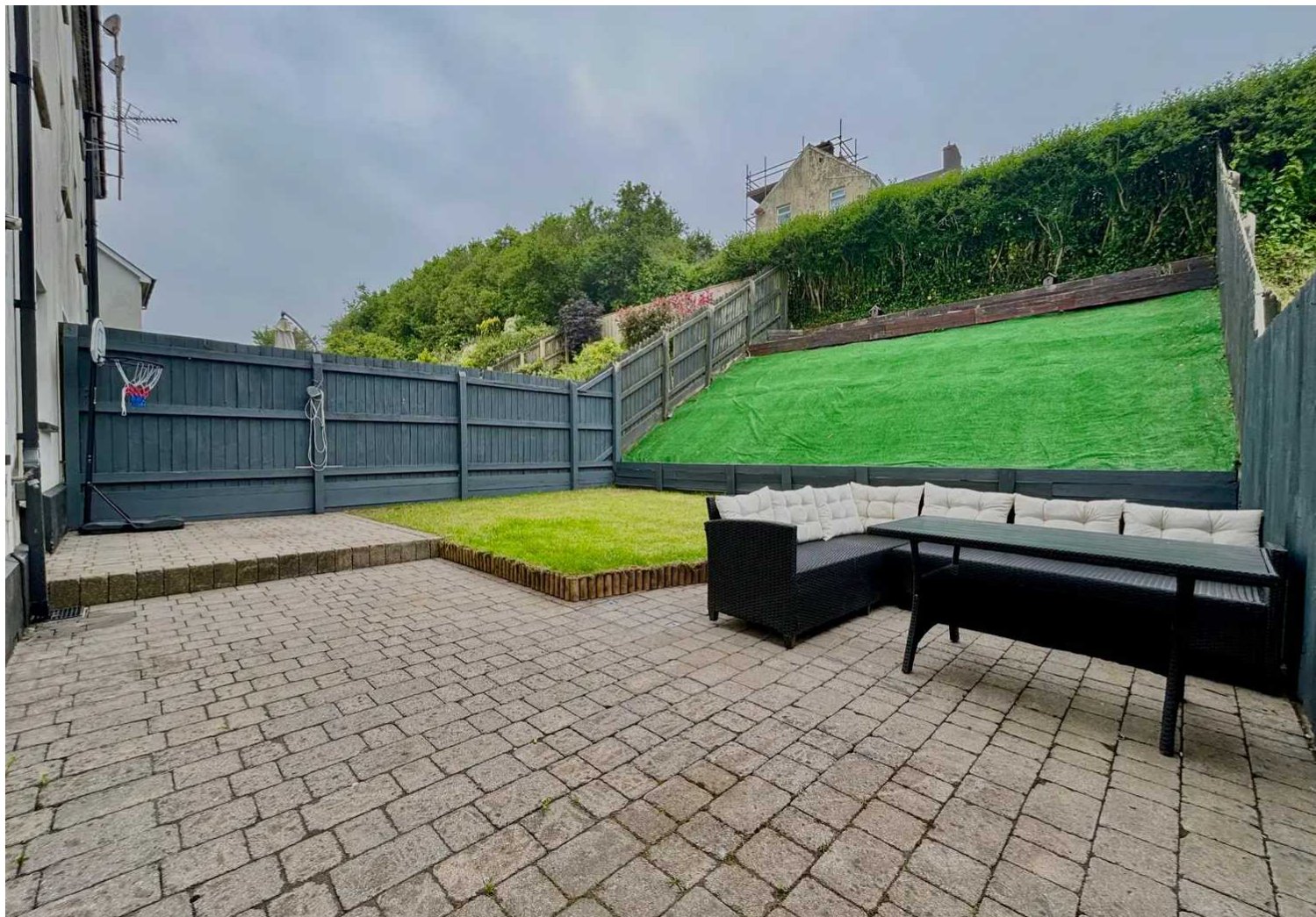
Bedroom 1

16' 6" x 15' 5" (5.04m x 4.69m)

En Suite

8' 2" x 2' 11" (2.50m x 0.90m)





Front Garden

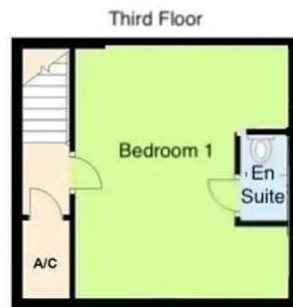
To the fore, a pillared entrance leads to the block paved driveway with ample parking for 3 vehicles continuing to the integral garage. A small lawn area sits to the fore with a seating area which can also be accessed from the uPVC French doors in the ground floor reception room.

Rear Garden

Good size rear garden which offers a large seating area and lawn area perfect for enjoying summer afternoons and evenings. The enclosed rear garden has recently been landscaped with a sloped area providing a wonderful canvas for further adaptations to be made.



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Total Floor Area - Approx 234 sqm2

