



## 31 New Road, Haverfordwest

£349,950 Freehold

Detached Family Home • 4 Bedrooms, 2 Reception Rooms, 2 Bathrooms • Front & Rear Garden, Driveway • Well-Presented, Recently Refurbished Accommodation • Desirable Location Just A Short Walk To Town Centre • Ideal Family / Forever Home • No Onward Chain







Blackbear are delighted to showcase 31 New Road to the open market, a substantial detached family home situated in a highly desirable location within short walking distance to Haverfordwest town centre. A spacious and versatile home and providing an exciting turn-key opportunity to those looking for their dream family / forever home with the recently modernised accommodation comprising; 4 bedrooms, 2 reception rooms, 2 bathrooms- we highly recommend viewing.

The accommodation enters to a porch which leads to the light and airy hallway situated on the ground floor. To the left of the hall sits a spacious lounge with a large bay window to the fore allowing natural light to fill the room. Leading from the rear of the hallway you reach the dining room which runs across the width of the property and offers patio sliding doors out onto the rear garden. Continuing from the dining room there is a brand new contemporary design kitchen which leads to an ever useful utility room and shower room to the rear. The landing area provides access to the first floor accommodation which consists of 4 bedrooms, 3 of which are good size doubles, a modern family bathroom and a walk in storage area or potential home office space. The property benefits from uPVC double glazing throughout.





Spacious and versatile detached family home conveniently situated in a highly desirable location within short walking distance to Haverfordwest town centre. Recently refurbished and modernised accommodation comprising; 4 bedrooms, 2 reception rooms, 2 bathrooms, front & rear gardens and a driveway.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Entrance Porch**

**Hallway**

**Lounge**

15' 3" x 12' 10" (4.64m x 3.91m)

**Dining Room**

18' 2" x 8' 6" (5.54m x 2.59m)

**Kitchen**

11' 4" x 10' 7" (3.46m x 3.22m)

**Utility Room**

6' 2" x 3' 5" (1.89m x 1.04m)

**Shower Room**

7' 8" x 6' 3" (2.33m x 1.90m)







## First Floor Landing

### Bedroom 1

12' 5" x 11' 4" (3.78m x 3.46m)

### Bedroom 2

11' 5" x 9' 6" (3.47m x 2.89m)

### Bedroom 3

12' 4" x 11' 6" (3.77m x 3.51m)

### Bedroom 4

7' 3" x 6' 11" (2.20m x 2.10m)

### Storage / Office

5' 6" x 5' 0" (1.67m x 1.53m)

### Bathroom

8' 2" x 7' 6" (2.48m x 2.29m)



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## GARDEN

Situated on a fair size plot, to the fore there is a tarmac driveway with comfortable parking for multiple vehicles leading to the external shed/workshop situated to the side of the property and a large lawn area to the fore. The low maintenance rear garden is made up of paved slabs and also offers rear access.



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