



15 Crowhill, Haverfordwest, SA61 2HL

Offers Over £285,000

- *Charming Character Property
- *Garage & Off Road Parking To Rear
- *3 Bedrooms & 3 Reception Rooms
- *Original Features Throughout
- *In Need Of Updating But Holds Endless Potential
- *No Chain Sale
- *0.5 Miles From Haverfordwest Town Centre

Description/Situation

Nestled in the heart of Crowhill, this beautiful home is brimming with charm and character, showcasing many original features. Thoughtfully extended over the years, it offers an abundance of versatile living space to suit every need. The property boasts three inviting reception rooms, three well-proportioned bedrooms, a garage, off-road parking, and delightful front and rear gardens. While some updating is required, this home presents a wonderful opportunity to create a truly stunning forever home, filled with warmth, charm, and endless potential.

CrowHill benefits from its proximity to the center of Haverfordwest, the county town of Pembrokeshire, providing residents with easy access to a wide range of amenities, including shops, schools, library, and healthcare facilities. The area is well-connected by local roads, offering convenient transportation options for both local and regional travel. Number 15 CrowHill is set back off the road and comprises a spacious semi-detached property including ground floor.

Entrance Porch

Property entered via sliding door, tiles to floor, step up into entrance hallway.

Hallway

Obscure stained-glass door with windows to sides, radiator, stairs leading to first floor landing, doors leading off to:

Reception 1

Double glazed bay window to fore, electric wall mounted heater, feature open fireplace with slate hearth and marble mantle over.

Reception 2

This has most recently been used as a bedroom and includes double glazed sliding patio doors to rear, fitted shelving, low level sani flow w.c, wash hand basin vanity unit.

Reception 3

Double glazed bay window to fore, double glazed sliding patio door to rear, wall lights, radiator, serving hatch.

Kitchen

Double glazed window to rear, pvc door to side, a range of wooden wall and base units with marble effect work surface over, tile splash back, double sink and drainer with mixer tap over, tiles to floor, free standing gas Rangemaster with extractor fan over, fitted pantry space with shelving, space for white goods, serving hatch, spotlights, cupboard housing wall mounted Worcester boiler.

First Floor Landing (Split)

Feature window to side, loft access, radiator, mirrored fitted cupboard space, doors leading off to:

Bedroom 1

Double glazed bay window to fore, fitted cupboard space with shelving, feature tiled fireplace

Bedroom 2

Double glazed window to rear, fitted cupboard space with shelving, feature tiled fireplace.

Bedroom 3

Double glazed window to fore, fitted shelving.

Study

Double glazed window to side, radiator.

Bathroom

Double glazed window to rear, full height wall tiles, radiator, corner bath with mixer tap over, low level w.c, wash hand basin vanity unit, corner shower enclosure with electric shower, spotlights.

Garage

Up and over manual door to front, integral door to side leading down to rear garden space, wall mounted fitted shelves. Off Road parking for 2.

Externally

At the front of the property, access is gained through a secure gate that opens into a charming, low-maintenance courtyard. This inviting outdoor space is thoughtfully designed with paving stones, creating a neat and tidy appearance while ensuring ease of upkeep. The courtyard is tastefully bordered with a variety of well-established shrubs and greenery, adding a touch of natural beauty and enhancing the overall curb appeal.

A set of steps, complete with a sturdy handrail for added safety and convenience, leads up to the main entrance of the property. This approach not only provides a welcoming entryway but also offers an elevated perspective of the surroundings, contributing to the property's character and charm.

At the rear of the property, you will find a well-designed outdoor space that seamlessly extends from reception room 1 via sliding patio doors or the door to the side of the kitchen, creating a perfect indoor-outdoor flow. Immediately outside, there is a spacious patio area, ideal for alfresco dining or relaxing with family and friends.

From here, a set of steps leads up to an elevated patio area, which serves as a fantastic entertaining space. This section includes a built-in BBQ area, perfect for hosting summer gatherings, as well as ornamental ponds that add a tranquil touch to the setting.

Further steps ascend through a charming feature brickwork archway, guiding you to the upper section of the garden. This area is primarily laid to lawn, providing an open and versatile space that is bordered by mature trees and

well-established shrubbery, ensuring both privacy and a picturesque backdrop. Additionally, from this section of the garden, there is convenient access into the garage, offering practical storage solutions or potential workshop space.

Utilities & Services

Heating Source: Gas central heating

Services:

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold

Local Authority: Pembrokeshire County Council - County Hall, Haverfordwest SA611TP - 01437764551

Council Tax: Band E

Broadband: Previously Connected

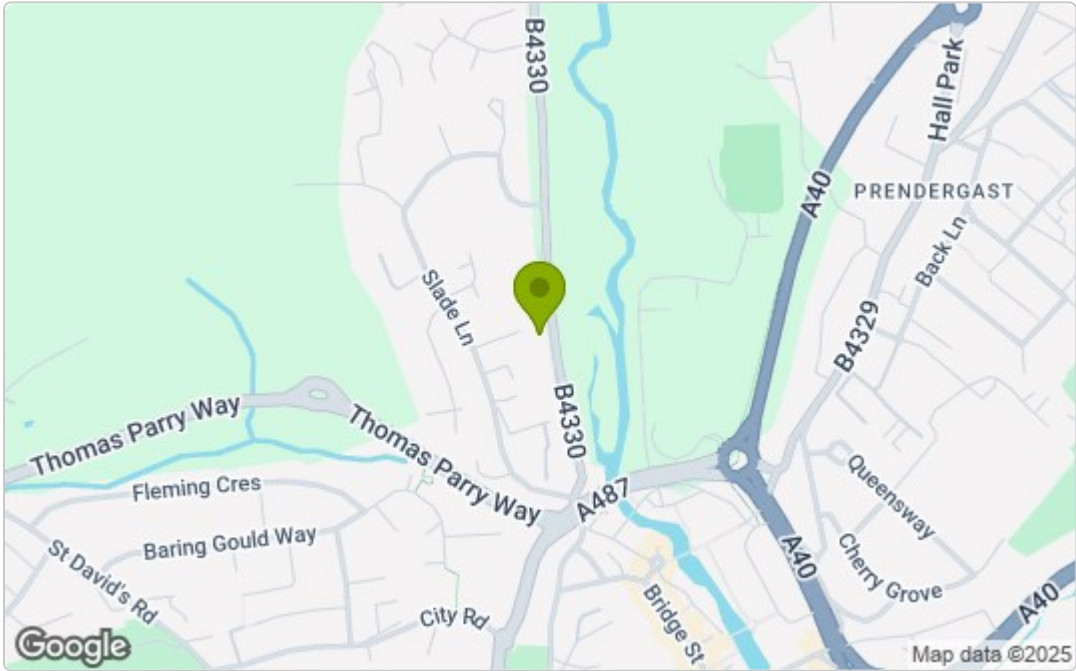
General Remarks

CrowHill is one of the more sort after residential location within the town of Haverfordwest, being within easy reach of a wide range of services in the town center. Number 15 comprises a spacious property that does require some updating to realize its potential, but has plenty of character and delightful grounds. With the added benefit of off road car parking and a detached garage with no forward chain, viewing is highly recommended.

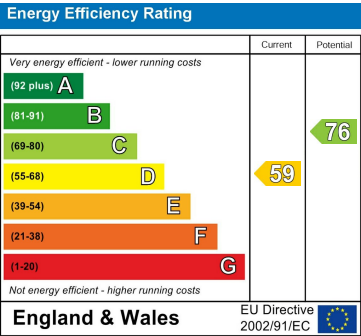
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com