



5 Maes Ffynnon, Roch – SA62 6BQ
£510,000

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5 Maes Ffynnon

Roch, Haverfordwest

Spacious Detached Family Home in Roch
Occupying a central position within the sought-after coastal village of Roch, this impressive detached home offers versatile and thoughtfully designed accommodation ideal for modern family living. The property is conveniently located just one mile from the beautiful Newgale Beach.

Designed and built by the current owners, the home has been carefully considered throughout, incorporating a range of quality features and bespoke touches. Highlights include elegant marble flooring and a sophisticated zoned surround-sound system, allowing individual rooms to be controlled separately.

Arranged over three floors, the property provides generous and flexible living space for all the family. The impressive master suite is a particular feature, complete with a walk-in dressing room, en-suite facilities and private balcony, from which distant sea views can be enjoyed.





Outside Space

The property benefits from a detached garage incorporating a dedicated office space and bathroom, providing an ideal solution for working from home or additional flexible accommodation. To the rear, a deceptively spacious garden offers an excellent level of privacy and plenty of room for outdoor enjoyment. A separate studio-style garden room provides a versatile space for entertaining, relaxing or simply making the most of warm summer evenings.

The combination of the generous garden, detached garage and additional garden studio creates a superb outdoor offering, perfectly complementing the spacious accommodation within.



Entrance Porch

A hallway, laid with marble flooring and double aspect windows, leading through to the front door.

Hallway

A lovely, inviting hallway with a feature bespoke solid oak staircase with hand crafted oak spindles . The floor has a neutral carpet and leads through to the rest of the ground floor.

WC

A neutral, fully tiled WC accessed via the hallway.

Living Room

A beautiful size living room, with French doors leading out to the rear garden, a neutral carpet and ample space for furniture with a cinema projector and remote electrically controlled screen which retracts up into the ceiling ideal for watching TV and movie nights in

Dining Room

A bright dining room, overlooking the garden with French doors leading out to patio area This room could easily be utilised as at at home office if needed.

Kitchen

A generous, farmhouse style oak fronted fitted kitchen with a double integrated fridge/freezer, dishwasher and microwave and a freestanding, eye catching 6 ring Rangemaster. It has a bespoke velstone worktop .The kitchen also benefits from additional app controlled electric underfloor heating in addition to the central heating radiator

Utility Room

Flowing on from the kitchen, the utility room is fitted with the same farmhouse style units, with space for a washing machine and tumble dryer, overlooking the rear garden with access to the garden. The utility benefits from the underfloor heating as well as the kitchen.

Master Bedroom

A spacious master bedroom, with a floating balcony overlooking Roch and boasting distant sea views. The bedroom is laid with a neural carpet and offers a walk through closet area along with a built in wardrobe in the room.It is fitted with ceiling speakers. Has sea facing French doors that lead out to the ample sized glass surround balcony

Master En-Suite

The master En-suite has in addition to the heated towel radiator an app controlled electric underfloor heating system , tiled walls from floor to ceiling. The En-suite offers a jacuzzi bath with a shower overhead, a white vanity unit with a sink and toilet.

Bedroom Two

A double bedroom with a window overlooking the rear of the property, laid with a neutral carpet and a built in wardrobe with mirrored sliding doors.

Bedroom Three

A further double bedroom with a window overlooking the front of the property, laid with a neutral carpet and a built in wardrobe with mirrored sliding doors.

Bedroom Four

neutral carpet, window to rear with adequate space for a double bed.

Attic Room

The attic room is currently used as a living area but could be utilised for anything you need the space for. Fitted with top hung Velux windows which give the open outdoor feel allow ample natural light along with solar powered blinds to create a blackout space if needed

Attic Office

A further room on the second floor with double aspect windows, ideal for an office space or extra storage.

Bathroom

The bathroom features a high tech jacuzzi bath/shower steam room .The double vanity unit fitted with 2x sinks provides ample storage. It has in addition to the heated towel radiator an app controlled electric underfloor heating system.

Tenure & Services

This is a freehold property. Mains drainage, oil heating.

Council Tax band: G

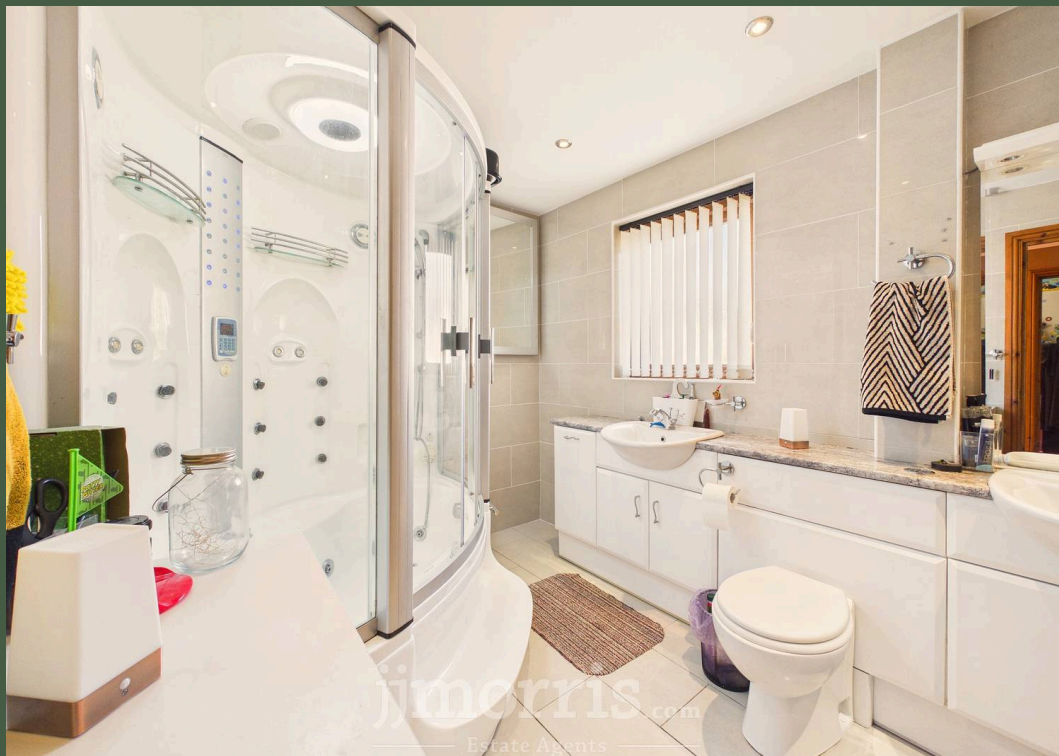
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









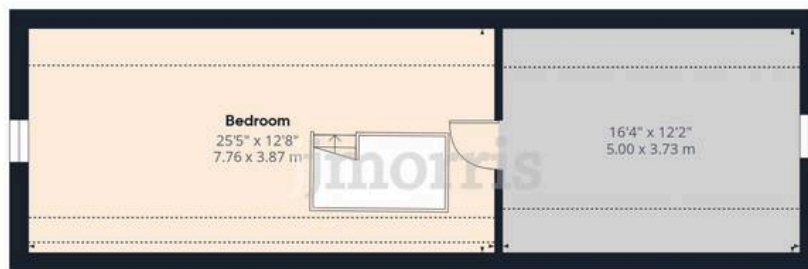




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2





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