

106 Nun Street, Haverfordwest, SA62 6NX

**Offers Over £499,999**

Close To Local Amenities

On Bus Route

Close To Pembrokeshire Coast

Ideal Family Home

Easily Maintainable Gardens

Popular Pembrokeshire Location



### Description

This spacious four-bedroom dormer bungalow, ideally situated in close proximity to St. Davids' town center, is an ideal choice for a family residence. With its generous bedrooms and ample living areas, this property provides abundant room for even the most extensive households. We highly recommend scheduling a viewing; please contact us at 01437 760440 to arrange your visit today.

### Entrance Porch

The property is entered via UPVC door to:

### Hallway

Radiator, built in storage, stairs to first floor, door leading to:

### W.C. 4'0 x 3'10 (1.22m x 1.17m)



Low level lever flush wc; wash hand basin with hot & cold taps; obscure double glazed window to rear.

### Living Room 18'9 x 12'7 (5.72m x 3.84m)



Radiator; double glazed UPVC bay window to fore & double glazed UPVC window to side aspect.

### Dining Room/Home Office 12'7 x 7'11 (3.84m x 2.41m)



Radiator; double glazed UPVC window to side aspect.

### Kitchen 16'3 x 12'3 (4.95m x 3.73m)



Range of wall mounted and low level wooden units with work surface over; wooden corner pantry, stainless steel sink drainer; four ring gas hob; tall electric oven; double glazed UPVC windows to both front and rear aspects & external door to rear garden; door leading to:

**Utility Room 15'4 x 8'5 (4.67m x 2.57m)**



Range of wall mounted & low level units with work surface; stainless steel sink drainer; plumbing for white goods; loft hatch; double glazed UPVC window to rear.

**Bedroom Two 13'0 x 9'8 (3.96m x 2.95m)**



Radiator; double glazed UPVC window to rear.

**Master Bedroom 13' x 11'10 (3.96m x 3.61m)**



Radiator; built in wardrobe; double glazed UPVC window to fore.

**Family Bathroom 8'11 x 8'3 (2.72m x 2.51m)**



Non slip flooring; heated towel rail; walk in shower area; bath tub with hot & cold mixer tap over and shower hose; dual flush low level wc; wash hand basin with mixer tap and vanity unit; wall mounted mirror unit; obscure double glazed UPVC window to rear.

### **Landing**

Double glazed UPVC window to fore; built in airing cupboard housing gas combi boiler; door leading to:



### Bedroom Three 13'1 x 12'6 (3.99m x 3.81m)



Radiator; storage in eaves; double glazed UPVC window to side aspect.

### Bedroom Four 12'10 x 12'7 (3.91m x 3.84m)



Radiator; storage in eaves; double glazed UPVC window to side aspect.

### Services

We are advised that mains services are connected.

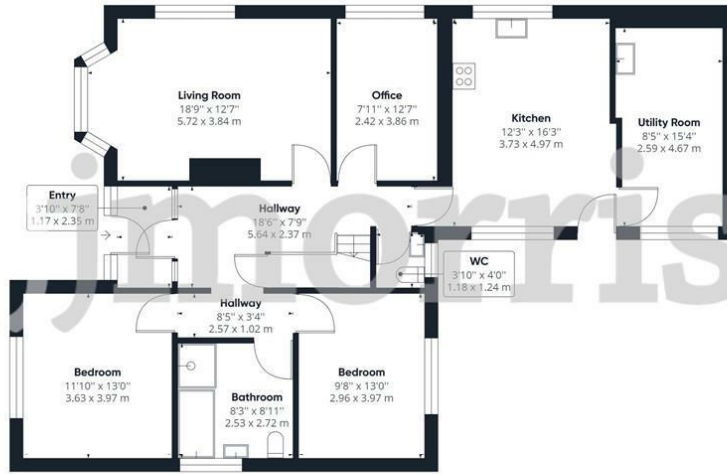
### Externally

To the rear of the property is a enclosed courtyard garden; to the front & side of the property is a large lawn wrap around garden with driveway for multiple cars.

### Council Tax Band F

£2,391.30

## Floor Plan

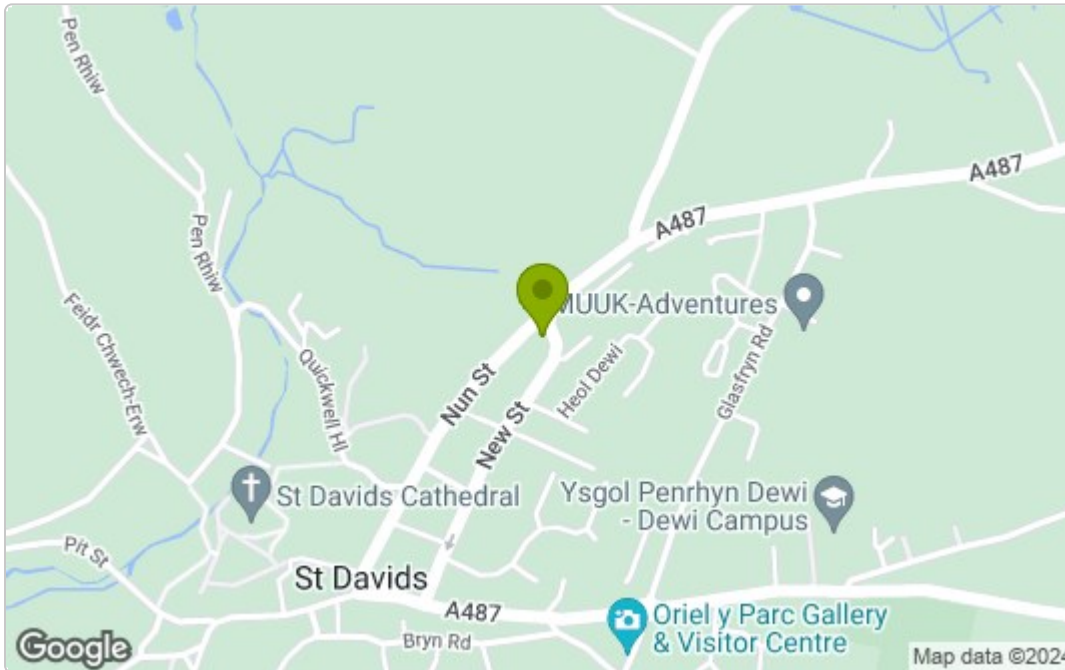


Floor 0

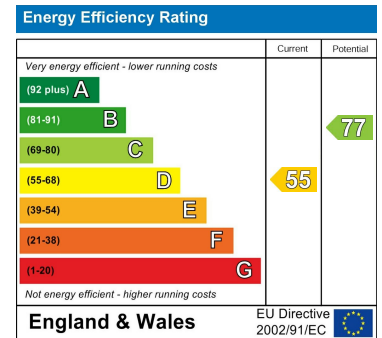


Floor 1

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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