



70 Pembroke Road, Haverfordwest, SA61 1JT

**Offers Over £215,000**

- \*Detached Bungalow
- \*Close To Local Amenities
- \*Modernly Extended To The Rear
- \*Many Original Features
- \*Front & Rear Gardens
- \*Driveway & Garage

## Description

Approaching the property, you are greeted by the allure of a detached bungalow standing proudly with a classic charm. The well-maintained front garden creates an inviting entrance. Off-road parking and a garage provide convenient and secure spaces for vehicles, adding a practical touch to this idyllic property.

Step through the front door into a warm and welcoming living space that seamlessly combines the original charm with modern amenities. The interior boasts an abundance of natural light that accentuates the unique features of the home. The living room, with its original fireplace and elegant detailing, serves as the heart of the home, but also contains a modern twist to the recent kitchen extension.

## Location

Merlin's Bridge is primarily a residential area, offering a mix of housing options that include detached and semi-detached houses, as well as some apartment complexes. Residents of Merlin's Bridge have convenient access to local amenities, including schools, small shops.

## Entrance Porch

Property accessed via wooden door, decorative floor tiles, part obscure door leading into:

## Hallway

Wooden block flooring, radiator, fitted cupboard space, doors leading off to:

## Lounge



Double glazed bay window to fore, radiator, fitted shelving and cupboard space, feature fireplace with log burner insert and wooden mantle over, double glazed window to side.

## Dining Area



Quarry tiles to floor, fitted shelving, double glazed French doors leading out to rear garden space, double glazed window to side, radiator.

## Kitchen



Pvc door to side, double glazed window to rear, tiles to floor, a range of wall mounted shaker style wall and base units with wooden effect work surface over, Belfast sink and double drainer with mixer tap over, tiles splash back, integral 5 ring gas hob with extractor fan over, integral eye level oven, radiator, space for fridge/freezer, integral dish washer, spotlights, integral garage door.

## Bathroom



Obscure double glazed window to rear, tiles to floor, full height wall tiles with decorative border, low level w.c, wash hand basin, double shower enclosure with rainforest chrome shower head, chrome wall mounted heated towel rail, spotlights, extractor fan.

## Bedroom 1



Double glazed bay window to fore, radiator.

## Bedroom 2



Doyle glazed window to rear, radiator.

## Garage

Obscure double glazed window to side, wall mounted Vaillant combi boiler, work surface, plumbing for washing machine, space for white goods, lighting and power, up and over door.

## Externally

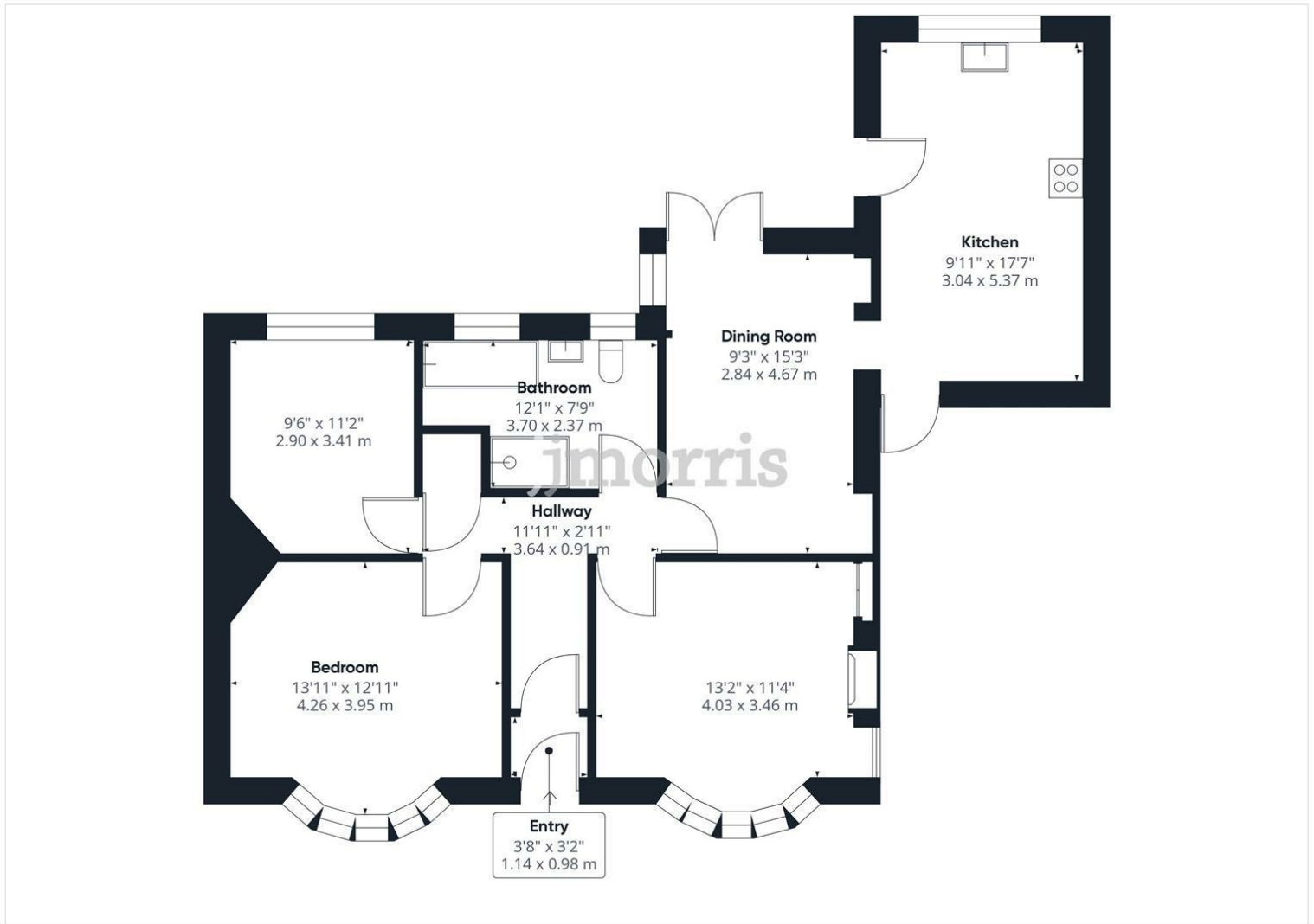


At the front of the property, a well-kept lawn extends, complemented by a driveway on the side leading to a convenient garage. The rear of the residence opens up to a spacious garden predominantly covered in a lush lawn. This expansive outdoor space is thoughtfully designed, featuring a welcoming patio area for relaxation and practical timber storage sheds.

## Services

We are advised main services are connected.

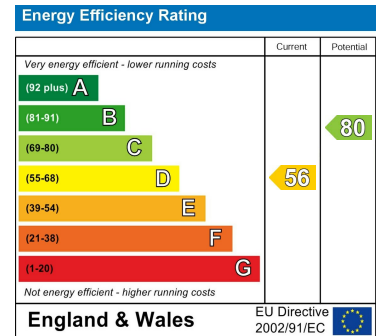
## Floor Plan



## 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 firm's 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