



11 Nether Edge Drive, Haverfordwest, Pembrokeshire, SA61 1ED

Offers Over £399,999

- *Beautifully Designed Property
- *High Specification Throughout
 - *4 Double Bedrooms
 - *2 Ensuites And Family Bathroom
- *Large Driveway And Detached Garage
- *Close To Shops And Local Amenities

Entrance Porch

Property entered via part obscure pvc door, tiles to floor, wall light, wooden French doors opening into:

Hallway

Wooden flooring, 2 fitted cupboard spaces, radiator, wall lights, under stairs storage cupboard space, wooden staircase leading to first floor landing.

Lounge



Double glazed bay window, wooden flooring, feature fireplace to include electric log effect fire insert with remote control and solid wood mantle over, radiator, doors into conservatory.

Conservatory

Doors to side leading out to side garden space, tiles to floor, radiator, wall lights, blue tinted roof.

Kitchen/Dining Room



Double glazed window to rear, French doors to rear leading out to garden space, a range of wooden shaker style wall and base units with work surface over, brick effect tiled splash back, double sink and drainer with mixer tap over, integral electric oven and 5 ring gas hob with extractor fan over, integral dish washer and fridge/freezer, radiator, spotlights.

Utility Room

Obscure pvc door to rear, tiles to floor, base units with work surface over, stainless steel sink and drainer with mixer tap over, tiled splash back, plumbing for washing machine, space for white goods, radiator.

W.C.

Wooden flooring, low level w.c, wash hand basin, tiled splash back, radiator, extractor fan, wall mounted LED mirror.

Bedroom 4



Double glazed window to fore, radiator, wooden flooring.

Bedroom 3



Double glazed window to fore, radiator, vinyl floor tiles, door into ensuite.

Ensuite

Obscure double glazed window to rear, low level w.c, wash hand basin, corner shower enclosure with power shower, pvc panel splash back, tiles to floor, radiator, extractor fan.

First Floor Landing/Study Area



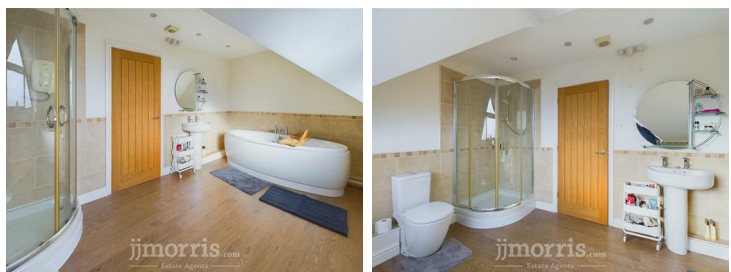
Velux windows to rear, oak balustrade, radiator, loft hatch, wall spotlights, doors off to:

Bedroom 2



Obscure double glazed feature window to fore, Velux window to rear, radiator, fitted wardrobe space.

Bathroom



Obscure double glazed feature window to fore, half height wall tiles, wooden effect flooring, low level w.c, wash hand basin, free standing bath with central mixer tap and shower attachment, corner shower enclosure with electric shower, radiator.

Bedroom 1



Obscure double glazed window to side, Velux window to rear, radiator, fitted wardrobe space, door to ensuite.

Ensuite

Velux window to fore, low level w.c, wash hand basin, shower enclosure with power shower, radiator, extractor fan.

Garage

Up and over manual door, power supply and lighting, fitted wall units.

Externally



At the fore of the property lies a gated, paved driveway capable of hosting up to eight vehicles. Adjacent to it, there's a lush lawned garden area. Access to the rear garden space is available from both sides of the property.

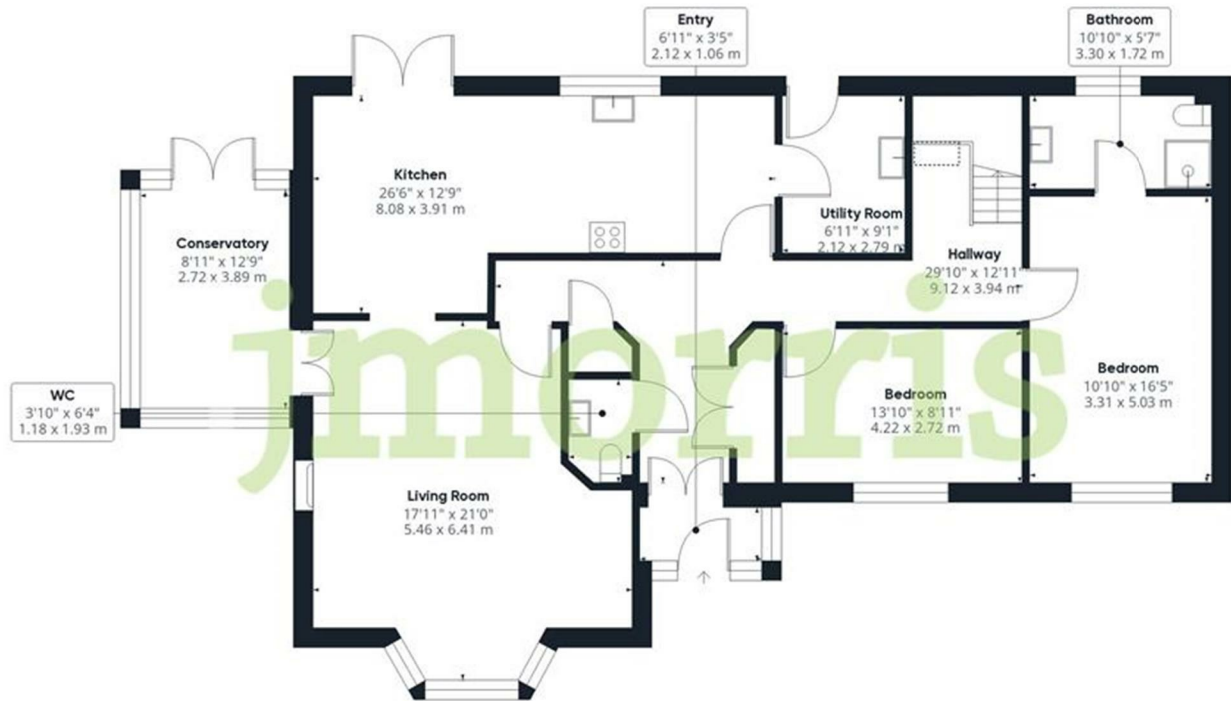
At the rear of the property, you'll find a secluded and secure garden surrounded by mature hedging and trees. This outdoor space features a raised deck for warm-weather entertaining, a patio adorned with decorative slate chippings, and a well-maintained lawn. Additionally, there's a wooden storage shed and a charming timber playhouse for children.

Services

We are advised all mains services are connected.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Floor Plan



Floor 0



Floor 1

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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