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3 Cherry Grove

Haverfordwest, Pembrokeshire, SA61 2NT

Guide Price Of £350,000 | Freehold | EPC: D

Over 40 years of cherished memories...

“Having lived in Cherry Grove for over forty years, this house has been a very special place for our family. We were first drawn here for many reasons, but the location was certainly one of the most important. Everything you need is close at hand, with the town centre, supermarkets, hospital, schools, transport links, and leisure facilities all within easy reach, which has always made everyday life incredibly convenient. At the same time, Cherry Grove feels tucked away and peaceful. The house enjoys views towards the Castle, and the green space in front of the property creates a real sense of openness. Over the years we have always appreciated how quiet the area is, despite being so close to town.

Inside, the house has been a wonderful place for family life. The reception rooms are particularly spacious, providing plenty of room for gathering together or entertaining, while the upgraded kitchen has served us well over the years. The property also benefits from an abundance of natural light, with beautiful bay windows that look out across the town and create a lovely outlook from several of the main rooms. The bedrooms are generously sized, which has always made the home feel comfortable and practical to live in.

One of the things we have enjoyed most is the garden. We spent many years carefully creating and shaping it, including the vegetable garden which we built by hand. Over time it has become beautifully established and has been a wonderful place to spend time outdoors.

The community here has also meant a great deal to us. Cherry Grove and the surrounding Queensway area have always felt like a friendly and safe neighbourhood, where people look out for one another and there is a genuine sense of community. For families in particular, it is a fantastic place to live. The combination of convenience, green space, spacious accommodation and a welcoming neighbourhood has made it a home we have been very proud of for the past four decades.”

Entrance Hallway
Entered via a solid front door, the hallway features parquet flooring and a staircase rising to the upper level. Doors providing access to the reception rooms.

Lounge
5.10m x 3.95m (16'9" x 12'11")
A well-proportioned reception room with parquet flooring and picture rail detailing. A bay window to the fore aspect enjoys views across the town and allows for good natural light. Gas fireplace with red brick surround forming a focal point to the room, with ample space for a range of seating arrangements. Television connections.

Dining Room
4.53m x 4.20m (14'10" x 13'9")
Parquet flooring continues through to the dining room, offering generous space for a large dining table and entertaining. Bay window to the rear aspect overlooking the garden, with recessed archway detail. Electric fireplace with wooden surround and granite hearth.

Kitchen / Diner
7.90m x 3.23m (25'11" x 10'7")
Tiled flooring throughout with a range of matching eye and base level units with worktops over and tiled splash backs. Composite 1.5 sink with drainer, Neff eye-level double oven and four-ring gas hob with extractor above. Integrated fridge, freezer and dishwasher. Window to the fore aspect with views across the town. The dining area provides space for a smaller table, with French doors opening onto the rear patio and garden.

Utility / WC
2.33m x 1.70m (7'8" x 5'7")
Tiled flooring with additional eye and base level units and worktops over. Composite 1.5 sink with drainer and plumbing for washing machine and tumble dryer. Window to the rear aspect. Separate WC with window to the side aspect. Wooden door providing access to the side and garden.

Garage
5.34m x 2.90m (17'6" x 9'6")
Accessed via wooden bi-fold garage doors with electricity and lighting connected. Worcester boiler housed here.

First Floor
Landing
Carpet underfoot with built-in storage cupboards and units. Window to the side aspect providing natural light. Doors leading to the bedrooms and bathroom.

Bedroom One
5.10m x 3.95m (16'9" x 12'11")
A double bedroom with carpet underfoot and space for triple wardrobes. Bay window with window seat overlooking the town. Additional storage cupboard.

Bedroom Two
4.53m x 3.63m (14'10" x 11'11")
Double bedroom with carpet underfoot and ample space for double wardrobes. Window overlooking the rear garden and additional storage cupboard.

Bedroom Three
3.17m x 2.63m (10'5" x 8'8")
Single bedroom with carpet underfoot and space for bedroom furniture. Window to the fore aspect with views across the town.

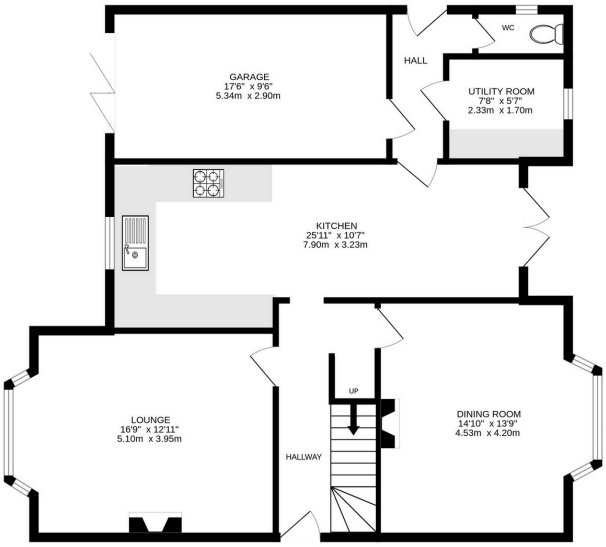
Bathroom / WC
2.05m x 1.76m (6'9" x 5'9")
Tiled flooring and tiled walls with wash hand basin and panelled bath with shower over and glass screen. Window to the rear aspect. Separate WC.

External
The property presents strong kerb appeal with a private driveway providing parking for multiple vehicles. A front lawn sits behind a dwarf wall with gated access, leading to the garage. Pathways provide access to both the front entrance and around to the rear. The rear garden offers landscaped grounds with patio seating areas and lawn, bordered by flower beds and feather-edge fencing providing additional privacy. A greenhouse and raised planters are already established, ideal for those with an interest in gardening. The garden enjoys a good degree of sunlight throughout the day.

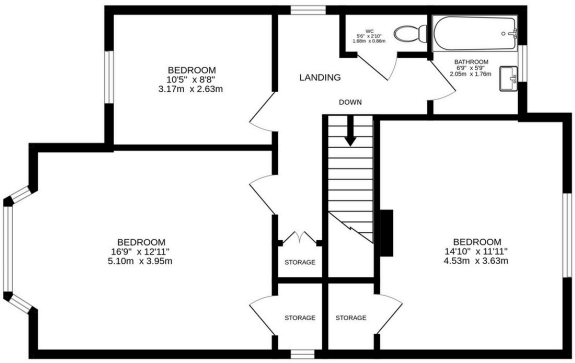
Additional Information
We are advised that all mains services are connected.

Council Tax Band
F (£2,495.94)

GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.

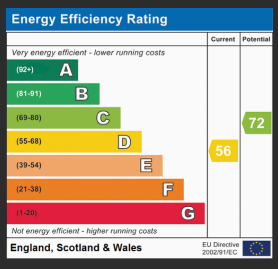


1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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