

16 Catherine's Gate

Merlins Bridge, Haverfordwest, SA61 1NB

OIRO: £350,000 | Freehold | EPC: C

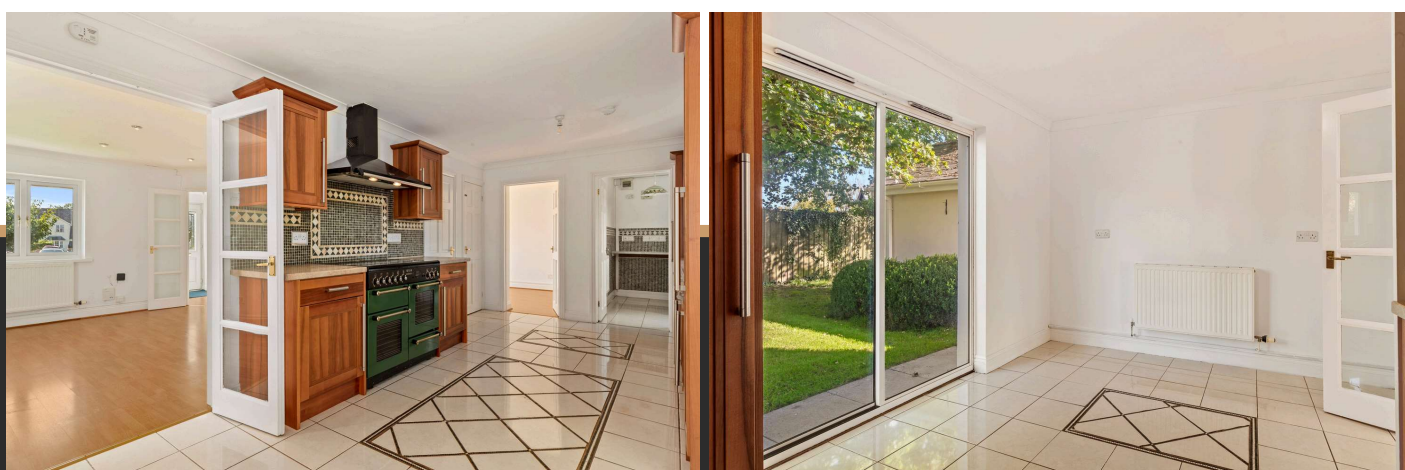


Introducing this delightful five-bedroom detached family home with a detached garage, perfectly situated on the outskirts of Haverfordwest. Just a short drive from the town centre, this property is ideally suited for a growing family, offering convenient access to an excellent selection of local schools and amenities.

Upon entry, you are greeted by a bright and spacious hallway, complete with a convenient cloakroom/WC. The generously sized lounge is bathed in natural light and features a gas fireplace with an ornate surround and marble hearth, providing an elegant focal point. The well-appointed kitchen/diner is equipped with a range of matching eye and base level units, as well as integrated appliances, creating a practical yet stylish heart of the home. Adjacent to the kitchen, the utility room adds further convenience, while the versatile dining room or sitting room offers an ideal space for hosting and entertaining. Upstairs, the first floor accommodates five well-proportioned bedrooms, including a master with its own ensuite shower room. A family bathroom serves the remaining bedrooms, providing ample space and comfort for the entire household.

Externally, the property boasts a private driveway with ample parking, leading to the detached garage. The front garden is attractively landscaped with flower beds, gravel surrounds, and a well-maintained lawn. To the rear, the garden is bordered by mature hedges, shrubs, and trees, offering privacy and a spacious lawned area. A gravelled seating area provides the perfect setting for outdoor entertaining.

Located within a mile of Haverfordwest town centre, the property is conveniently close to a range of amenities including supermarkets, shops, restaurants, and bars, and falls within local school catchment areas. The home also offers easy access to scenic countryside walks and is just four miles from the renowned beaches of Broad Haven and the picturesque village of Little Haven, making it an ideal location for those looking to enjoy the beauty of the Pembrokeshire coast.



Entrance Hallway

The entrance hallway features a composite front door with laminate flooring, providing a practical and welcoming space. From here, doors lead to the reception rooms, kitchen, and cloakroom, while the staircase rises to the first floor. A radiator is neatly positioned to ensure warmth.

Cloakroom / WC

1.80m x 1.02m (5'11" x 3'4")

This cloakroom features tiled flooring and part-tiled walls, along with a WC and sink. A glazed window to the front aspect and a radiator completes the room.

Lounge

4.58m x 4.09m (15'1" x 13'5")

Glass double doors lead into the lounge, offering laminate flooring underfoot and a gas fireplace, featuring an ornate surround and marble hearth. Natural light enters through windows on both the front and side aspects, creating an inviting atmosphere. The room is equipped with a radiator, three electrical sockets, a TV point, and an internet connection.

Kitchen / Diner

6.66m x 2.92m (21'10" x 9'7")

The spacious kitchen/diner offers tiled flooring and a selection of matching eye and base-level units, complete with worktops and tiled splash backs. A rangemaster cooker, with a four-ring stove, two hot plates, and an extractor hood, sits centrally, accompanied by an integrated dishwasher and a sink with a draining board. The space accommodates a dining table, and a sliding patio door opens to the rear garden. Additional features include eight electrical sockets, a radiator, and a convenient storage cupboard / pantry.

Utility Room

2.85m x 1.50m (9'4" x 4'11")

Located just off the kitchen, the utility room continues the tiled flooring theme and features base units with worktops and tiled splash backs. It offers plumbing for a washing machine and dryer, with a vaillant boiler discreetly housed. A UPVC door leads directly to the rear garden, while the room also includes a radiator, extractor fan, and electrical socket.

Sitting Room / Dining Room

5.51m x 2.85m (18'1" x 9'4")

This versatile room, with its laminate flooring and front-facing window, can function as either a dining or reception space. It benefits from four electrical sockets and a radiator, making it adaptable for various uses.

Garage

The garage features an up-and-over door, with electricity connected, making it ideal for vehicle storage or as a workshop. An electric car charging point is also available.



Master Bedroom

4.30m x 3.75m (14'1" x 12'4")

The spacious master bedroom includes built-in wardrobes with down lights, drawers, and a dressing table. A window to the front aspect provides plenty of natural light, while a radiator ensures comfort. There are two electrical sockets and a telephone point.

En-suite Shower Room

2.65m x 1.28m (8'8" x 4'2")

The en-suite features tiled floors and walls, with a WC, sink, and corner shower complete with sliding glass doors. An extractor fan and radiator are also installed.

Bathroom

2.65m x 2.31m (8'8" x 7'7")

The family bathroom is fitted with tiled flooring and walls. It includes a WC, sink, and a panelled bath with a shower head attachment and curtain. A glazed window to the front aspect provides natural light, and the room is completed by a radiator and extractor fan.

Bedroom Two

4.30m x 3.26m (14'1" x 10'9")

This double bedroom enjoys a window to the rear aspect and is fitted with a radiator and two electrical sockets.

Bedroom Three

4.09m x 3.01m (13'5" x 9'11")

A comfortable double bedroom with a window to the front aspect, a radiator, and two electrical sockets.

Bedroom Four

3.01m x 2.92m (9'11" x 9'7")

This single bedroom features a window to the rear, a radiator, and two electrical sockets.

Bedroom Five

3.01m x 1.93m (9'11" x 6'4")

Another single bedroom with a window to the rear, one electrical socket, and a radiator.

External

The property benefits from a driveway with ample parking for multiple vehicles and access to the detached garage, with a landscaped front garden offering flower beds and gravel surrounds. The rear garden is mainly laid to lawn, bordered by hedges, trees and feather-edge fencing, with a gravelled seating area suitable for outdoor furniture.

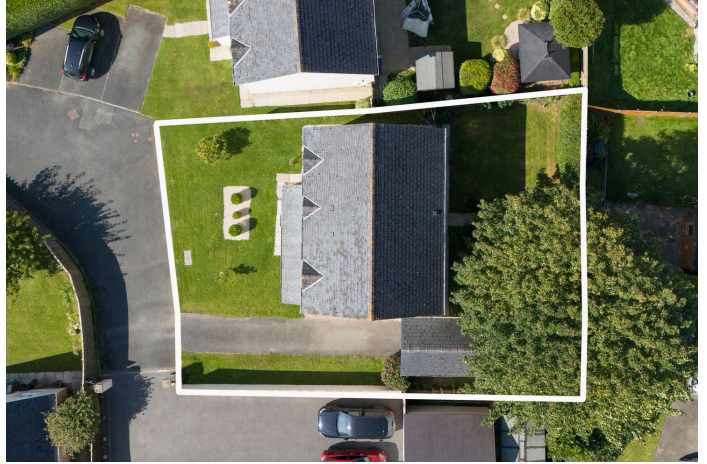
Additional Information

We are advised that all mains services are connected.

Council Tax Band

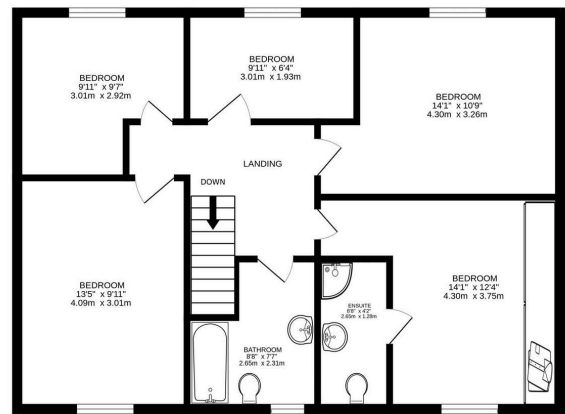
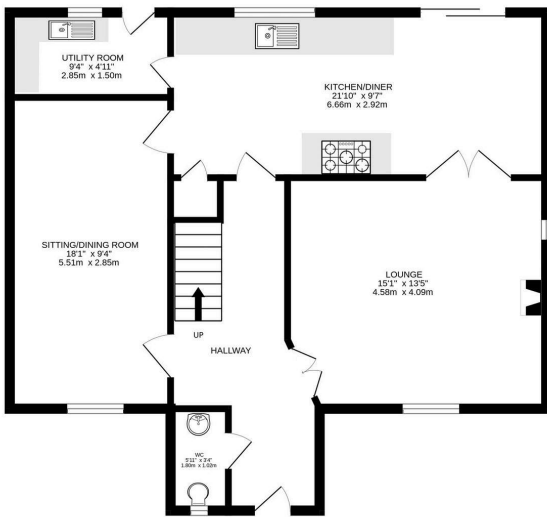
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GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.

1ST FLOOR
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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