



## 14 Catherine's Gate

Merlins Bridge, Haverfordwest, SA61 1NB

OIRO £390,000 | Freehold | EPC: D



14 Catherine's Gate

Set on the outskirts of Haverfordwest within a well-established residential setting, this expansive three-bedroom detached bungalow offers generous living space, beautifully maintained gardens, and open countryside views. Ideally suited to family life, the property enjoys easy access to a wide range of local amenities, schools, and the nearby Pembrokeshire coastline.

A stone-built storm porch opens into a welcoming hallway, providing access to all principal rooms. The layout includes three reception areas: a formal dining room, a well-proportioned sitting room with gas fireplace, and a bright sunroom accessed via sliding doors—an ideal space to unwind while enjoying views of the rear garden. The kitchen is fitted with a range of matching wall and base units, integrated appliances, and benefits from open rural views. An adjoining utility room provides additional storage, workspace, and access to a convenient WC. There are three double bedrooms, all of excellent proportions. The principal bedroom features fitted wardrobes and an en-suite with both a bath and separate shower. A second bedroom also enjoys an en-suite shower room, while the third is served by a well-appointed family bathroom.

Occupying a quiet position at the end of a cul-de-sac, the property features a private driveway with ample parking and access to an integral garage. To the front, lawned gardens with mature trees are enclosed by a low stone wall, enhancing the kerb appeal. The rear garden has been thoughtfully landscaped with lawn, patio, and decked seating areas, bordered by established planting and hedging. A raised pond and shaped beds add further interest, with open views towards the Preseli Hills providing a scenic backdrop.

Located just a mile from Haverfordwest town centre, the property is conveniently placed for supermarkets, independent shops, cafés, restaurants, and local schools. Scenic walking routes and countryside are close by, while the sandy beaches of Broad Haven and the picturesque village of Little Haven are just four miles away—perfect for those looking to enjoy the natural beauty of the Pembrokeshire coast.



### Entrance Hallway

Entering the stone storm porch with tiles underfoot provides a practical entrance. The L shaped hallway is laid with carpet, which connects all principal rooms including two reception areas, three bedrooms, and the family bathroom. Two integrated storage cupboards offer excellent space for shoes, coats, and everyday essentials.

### Dining Room

4.67m x 3.55m (15'4" x 11'8")

To the right is an inviting dining area featuring carpet underfoot and ambient wall lighting. There is ample room for a full dining suite, and this space is complemented by a window to the front aspect. Access flows directly to both the kitchen and the sitting room.

### Kitchen

4.67m x 3.63m (15'4" x 11'11")

With vinyl floor, the kitchen offers a range of matching wood base and eye-level units with complementary worktops and tiled splash backs. Integrated appliances include a fridge, oven and grill, and a four-ring gas hob with extractor above. There is plumbing for a dishwasher and a sink with drainer. Windows to the rear aspect frame picturesque views of the garden and countryside. Leading through to the utility room.

### Utility Room

3.46m x 2.34m (11'4" x 7'8")

The utility room features tile-effect vinyl flooring, a worktop with stainless steel sink and drainer, and plumbing for a washing machine. The Worcester boiler is housed here, alongside a rear-aspect window. A uPVC door provides access to the garden. Access also to a convenient cloakroom offering a WC, wash basin with tiled splash back and extractor fan. Door leads to the integral garage.

### Integral Garage

5.17m x 3.46m (16'11" x 11'4")

The garage offers space for one vehicle or additional storage, with up-and-over door, lighting, and electricity.

### Lounge

5.71m x 4.14m (18'9" x 13'7")

A spacious sitting room with carpeted flooring and ample space for both seating and cabinetry. Wall lighting and a feature gas fireplace with marble hearth and surround create an inviting ambience. TV connections are available with sliding doors leading into the conservatory.

### Conservatory

4.54m x 3.54m (14'11" x 11'7")

Accessed from the sitting room, this conservatory is a bright spacious area featuring tiled flooring, uPVC windows to the rear, and french doors to the side aspect that open out to views of the garden and surrounding countryside.

### Family Bathroom

3.01m x 2.30m (9'11" x 7'7")

Featuring vinyl flooring, this well-appointed bathroom includes a WC, wash basin, corner cabinet, and a panelled bath with shower attachment. Walls are part tiled with an extractor fan and fore-aspect window.

### Bedroom One

4.54m x 4.16m (14'11" x 11'7")

The master bedroom is generously proportioned with carpet underfoot and bespoke fitted cabinetry including a built-in dressing table and overhead wardrobe space suitable for a king-sized bed. A window to the rear aspect offers garden views. TV connections are available with a door, leading directly to a private en-suite.

### En-Suite

3.54m x 2.90m (11'7" x 9'6")

Finished with vinyl flooring, this spacious en-suite includes a WC, sink with mirror, panelled bath with tiled surround, a separate standing shower which is fully tiled, extractor fan, and a rear-aspect window.

### Bedroom Two

4.15m x 3.04m (13'7" x 10'0")

A comfortable double bedroom with carpeted flooring, space for wardrobes with a side-aspect window. The room benefits from its own en-suite shower room.

### En-Suite Shower Room

Finished in vinyl flooring, this modern en-suite comprises a WC, wash basin, and tiled shower with glass door and extractor fan. A window to the side aspect provides natural light.

### Bedroom Three

4.15m x 4.14m (13'7" x 13'7")

A double bedroom with carpet underfoot, space for wardrobes and a window to the front aspect.

### External

The rear garden is peaceful with a blend of lawn, patio, and decked areas framed by mature hedging, trees, and shrubs. A low rear hedge reveals open views across scenic countryside and Preseli mountains. Curved, raised planting beds and a charming circular pond enhance the landscaping. To the front, the property offers a private driveway with space for 2-3 vehicles, bordered by lawned gardens with mature trees and enclosed by a dwarf wall.

### Additional Information

We are advised that all mains services are connected.

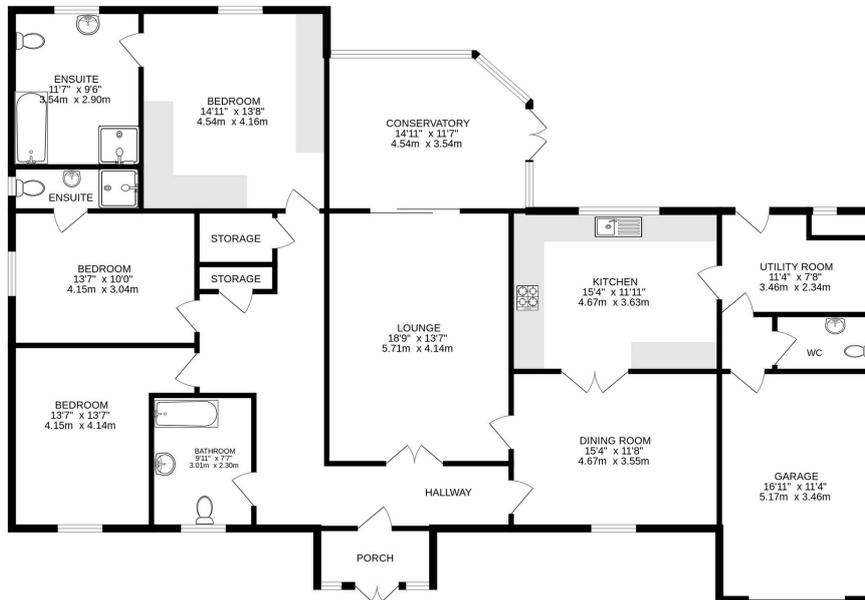
### Council Tax Band

F (2,386.18)





**GROUND FLOOR**  
2100 sq.ft. (195.1 sq.m.) approx.



TOTAL FLOOR AREA: 2100 sq.ft. (195.1 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	A (92+)		
B (81-91)			
C (69-80)			
D (55-68)		62	74
E (39-54)			
F (21-38)			
G (<20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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