



2 Furzy Crest

Hook, Haverfordwest, SA62 4NE

OIRO: £179,950 | Freehold | EPC: E



Situated in the sought-after village of Hook, this two-bedroom bungalow presents an excellent opportunity for renovation. Set on a south-facing plot, it will appeal to investors, developers, or purchasers looking to personalise a property to their own specification. With clear scope for modernisation throughout, it offers a solid base from which to create a well-finished home in a well-connected Pembrokeshire location, close to local amenities and transport links.

Entered through a uPVC front door, the hallway provides access to all principal rooms with laminate flooring throughout. The lounge features a front-facing window and offers a flexible living area, while the kitchen is fitted with matching units, wood-effect worktops, and tiled splashbacks, with space for appliances. There are two double bedrooms—one positioned to the front and one overlooking the rear garden—both of generous proportions. The bathroom includes a panelled bath with electric shower over, wash basin, and WC, and offers clear potential for refurbishment.

Externally, the property offers on-street parking to the fore and is approached via a concrete path with steps leading to the front entrance, bordered by a small lawn and dwarf wall. To the rear, a south-facing lawned garden features mature trees and shrubs, enclosed by fencing. A block-built outbuilding provides useful storage and houses the oil-fired boiler.

Hook is a desirable village located just outside Haverfordwest, offering a strong community atmosphere and local amenities including a shop, social club, cricket pitch, and park. Families benefit from nearby schooling and leisure facilities, while scenic walks along the Cleddau Estuary are within easy reach. Haverfordwest lies approximately six miles away and provides a comprehensive range of services, with the Pembrokeshire coastline, including Broad Haven and Little Haven, just a short drive from the village.



Entrance Hallway

Entered through a uPVC front door, the hallway is laid with laminate flooring and provides access to all principal rooms. There is a hatch to the attic and an airing cupboard offering useful storage.

Lounge

4.41m x 3.63m (14'5" x 11'11")

Laid with laminate flooring, this well-proportioned room offers ample space for a range of seating and furniture. A window to the front aspect allows natural light to fill the space, with telephone and television connection points provided.

Kitchen

3.39m x 2.73m (11'1" x 8'11")

Finished with vinyl flooring, the kitchen is fitted with a range of matching base and wall units complemented by wood-effect work surfaces and tiled splash backs. There is a stainless-steel sink, free-standing electric oven, space for a fridge-freezer and plumbing for a washing machine. A side door provides external access and a rear-facing window brings in natural light.

Bedroom One

3.63m x 3.00m (11'11" x 9'10")

A generous double bedroom laid with carpet flooring, offering space for bedroom furniture. A window to the front aspect provides natural light.

Bedroom Two

3.00m x 2.72m (9'10" x 8'11")

A further double bedroom with carpet underfoot and a rear-facing window overlooking the garden.

Bathroom

2.02m x 1.73m (6'8" x 5'8")

Finished with vinyl flooring and tiled walls, the bathroom comprises a panelled bath with electric shower over, wash basin with mirror and shelf above and a WC.

External

The property is approached via steps leading up to the front entrance, bordered by a small lawn and dwarf wall. To the rear lies a south-facing lawned garden featuring mature trees and shrubs, bordered by fencing. There is on-street parking available to the fore, and a new oil tank has been recently installed. A block-built outbuilding provides additional storage.

Additional Information

We are advised that all mains services are connected, with oil-fired central heating installed. Please note there is a local restrictive covenant requiring that purchasers must have lived and worked in Pembrokeshire for the past three years.

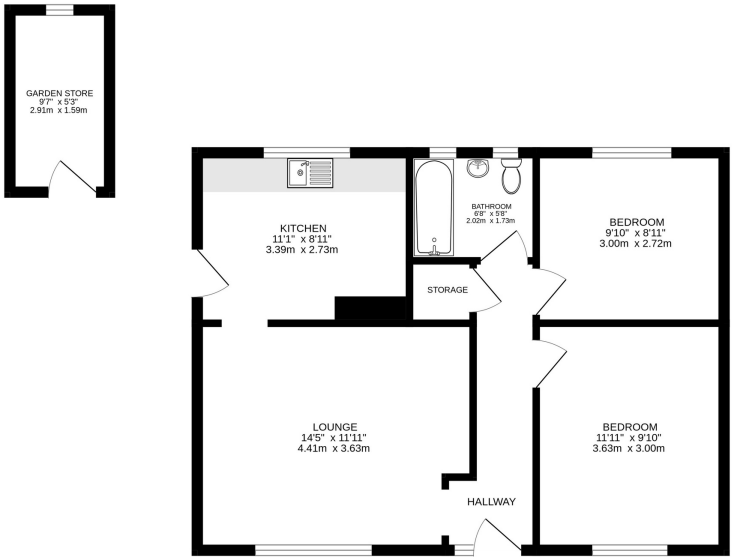
Council Tax Band

B (£1,284.87)



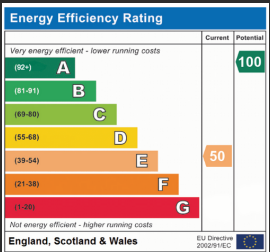


GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA- 621 sq.ft. (57.7 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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