



**63 Tasker Way**

Haverfordwest, Pembrokeshire, SA61 1FE

OIRO: £185,000 | Freehold | EPC: B





Completed in 2022, this contemporary two-bedroom home offers stylish, ready-to-move-into accommodation arranged over two floors. Designed with modern living in mind, it presents an ideal opportunity for first-time buyers, downsizers, or those seeking a quality investment.

The property's attractive red brick façade gives instant kerb appeal, with steps and wrought iron railings leading to the entrance. Inside, the hallway introduces the home with a cloakroom/WC providing both practicality and convenience. The lounge is a generous reception space, arranged to accommodate a variety of seating styles, while the kitchen/diner is fitted with sleek cabinetry and integrated appliances. French doors open onto the rear patio, creating a seamless link between indoor and outdoor living. Upstairs, two double bedrooms are both well proportioned and share a stylishly appointed bathroom.

Externally, the property features a private driveway with parking for one vehicle, complemented by additional on-street parking for visitors. The rear garden has been thoughtfully designed with a paved patio, perfect for dining or entertaining, with steps rising to a small elevated lawn. Side access is provided, with secure featheredge fencing enclosing the boundary.

Located on the outskirts of Haverfordwest, the property provides easy access to a broad spectrum of amenities, including shops, educational facilities, healthcare services, and leisure centres. Just four miles to the southwest lies the renowned Pembrokeshire coast, home to the beautiful beaches of Broad Haven and the quaint village of Little Haven, near the famous Pembrokeshire Coastal Path. This prime location combines town convenience with the picturesque beauty of Wales' coastal landscapes, offering an unrivalled lifestyle opportunity.





### Entrance Hallway

A composite front door opens into the hallway with carpet underfoot, a radiator, and stairs rising to the upper level. A door leads through to the lounge.

### WC / Cloakroom

Fitted with a WC and wash hand basin with tiled splash back, complemented by a mirrored cabinet. There is LVT flooring, a radiator, and a window to the fore.

### Lounge

**4.67m x 3.04m (15'4" x 10'0")**

A well-proportioned reception room with carpet underfoot, a window to the fore aspect with radiator beneath, and television and internet connections. Integrated under stairs storage is provided, with ample space for a range of seating.

### Kitchen / Diner

**3.84m x 2.50m (12'7" x 8'2")**

Laid with LVT flooring, the kitchen offers a selection of matching wall and base units with worktops and up stands. Integrated appliances include an oven with four-ring gas hob and extractor, and a fridge/freezer. Plumbing is in place for a washing machine, and there is room for a small dining table. A window overlooks the rear garden and french doors open to the patio.

### Bedroom One

**3.94m x 2.55m (12'11" x 8'4")**

A double bedroom with carpet underfoot, radiator, and a rear aspect window enjoying views across the garden. Space is available for wardrobes.

### Bedroom Two

**3.94m x 2.50m (12'11" x 8'2")**

A further double bedroom with carpet underfoot, radiator, and a window to the fore. Wardrobe space is available.

### Bathroom

**1.94m x 1.84m (6'4" x 6'1")**

Finished with LVT flooring and part tiled walls, comprising WC, wash basin with window above, and a panelled bath with glass screen and shower over. An extractor fan is fitted.

### External

To the front, a tarmac driveway provides parking for one vehicle, with steps leading up to the entrance bordered by gravelled pathways and railings. Gated side access opens to a rear garden, which includes a paved patio ideal for outdoor seating, enclosed by featheredge fencing and a walled surround for privacy. Steps rise to a small elevated lawn.

### Additional Information

We are advised that all mains services are connected to the property. Mains gas central heating is installed and NHBC certification is still in place until 2032 (constructed in 2022 - 10 year guarantee).

### Council Tax Band

C (£1,468.42)

### What3Words

shed.fresh.latter

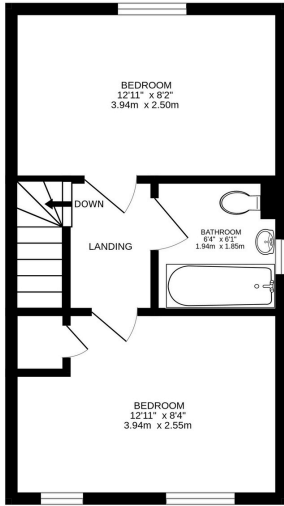
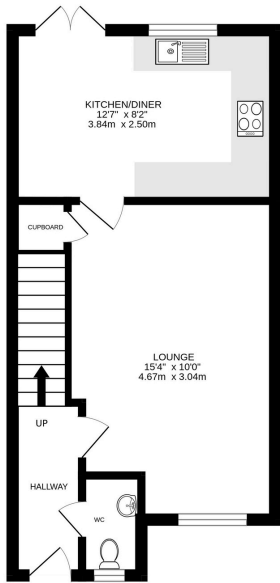






GROUND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq.ft. (57.2 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.  
Made with Measure 02/25

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		97
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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