



62 Uzmaston Road

Haverfordwest, Pembrokeshire, SA61 1TZ

Guide Price: £395,000 | Freehold | EPC: D



This well-proportioned four-bedroom detached home is situated along the sought-after Uzmaston Road, offering spacious and thoughtfully arranged accommodation ideal for family living. With a south-facing garden and a desirable position on the edge of Haverfordwest, the property provides well-balanced living space in a highly regarded setting.

The ground floor is arranged to provide a natural flow between reception areas, beginning with a welcoming hallway leading to a bright front-facing lounge and an expansive kitchen and family room to the rear. This well-considered space is designed to accommodate both everyday life and entertaining, with bi-fold doors opening directly onto the garden. A separate utility room provides additional storage and external access. Also on this level is a well-sized double bedroom, served by en-suite facilities—ideal for guests, extended family, or as a ground floor bedroom option. A family bathroom and useful under-stairs storage complete the layout. The first floor provides three further bedrooms, offering a balance of space for family use, guests, or home working. The largest bedroom is particularly generous, with potential for a dressing or study area. A cloakroom on this floor adds further practicality.

Externally, the property enjoys a private, south-facing garden that extends from a lower patio to a raised terrace and lawn, all bordered by mature hedging and flowering shrubs. This well-maintained outdoor space offers both privacy and year-round interest—ideal for dining, relaxing, or entertaining. To the front, the driveway provides ample off-road parking and access to the garage.

Located within easy reach of Haverfordwest's full range of amenities—including shops, schools, healthcare, and leisure facilities—the property also benefits from strong transport links via the nearby train station. The renowned Pembrokeshire coastline lies just a short drive to the south-west, with blue flag beaches and scenic coastal paths easily accessible.



Entrance Hallway

Accessed via an external storm porch, the entrance hallway features oak-effect laminate flooring and a staircase leading to the first floor. Under-stairs storage offers practical convenience, while doors provide access to the reception rooms.

Lounge

4.89m x 3.63m (16'1" x 11'11")

This inviting lounge boasts oak-effect laminate flooring and a charming log burner set on a slate hearth, creating a cosy focal point. There is ample space for seating, television connectivity, and natural light from windows to the front and side aspects.

Kitchen / Family Area

7.10m x 7.10m (23'4" x 23'4")

This expansive, open-plan kitchen and family area is beautifully finished with a combination of tiled and oak-effect laminate flooring. It offers a range of matching eye and base-level units topped with granite worktops and up stands. The central island includes an under-counter sink and granite drainer. Integrated appliances include a fridge/freezer, double ovens, dishwasher, and a ceramic electric stove with a five-ring hob and extractor hood. A corner pantry provides additional storage. There is ample space for both dining and lounging, with pendant lighting, bi-fold doors opening onto the patio and garden, velux windows allowing further natural light, and television connectivity available.

Utility Room

2.44m x 2.10m (8'0" x 6'11")

Practical and well-designed, the utility room includes oak-effect laminate flooring, a base unit with a worktop, and under-counter plumbing for a washing machine and tumble dryer. A sink is set above the unit, and the vaillant boiler is housed here. A uPVC door leads directly to the patio area.

Bedroom One

4.37m x 2.70m (14'4" x 8'10")

A spacious double bedroom featuring oak-effect laminate flooring, a recessed area ideal for a clothes rack and a window to the front aspect.

En-Suite Shower Room

Finished with oak-effect laminate flooring and includes a WC, sink with vanity unit and mirror above, and a corner shower with a tiled surround and sliding glass screen. Additional features include a heated towel rail, side-aspect window, and extractor fan.

Family Bathroom

Fully tiled flooring and partial wall panelling enhance this well-appointed bathroom. It includes a WC, sink with storage below, and a practical worktop area ideal for dressing, complete with a mirror and cabinet storage. The panelled bath features a glass screen and overhead shower. A heated towel rail and extractor fan complete the space.

First Floor

Bedroom Two

4.89m x 3.19m (16'1" x 10'6")

A generous double bedroom with carpet flooring, fitted wardrobes, and space for a desk or additional furnishings such as a chest of drawers or dressing table. A window to the front aspect brings in natural light.

Bedroom Three

3.25m x 2.85m (10'8" x 9'4")

Double bedroom with carpet flooring and ample space for wardrobes or additional furnishings. A rear-aspect window overlooks the garden.

Bedroom Four

3.25m x 2.03m (10'8" x 6'8")

A cosy single bedroom with carpet underfoot and a rear-facing window overlooking the garden.

WC

Finished with vinyl tile-effect flooring, this cloakroom includes a WC, a sink with adjacent shelving, and a mirror above.

External

The property benefits from an expansive driveway providing ample parking and access to the attached garage. The front garden is attractively landscaped, featuring a neatly maintained lawn bordered by mature hedging and a variety of established shrubs. To the rear, the south-facing landscaped garden enjoys sunlight throughout the day, with a lower patio area, ideal for outdoor dining and entertaining. Stone steps lead to an elevated terrace and a well-kept lawn, enclosed by mature hedges and vibrant flowering shrubs that offer both privacy and seasonal colour.

Additional Information

We are advised that all mains services are connected.

Council Tax Band

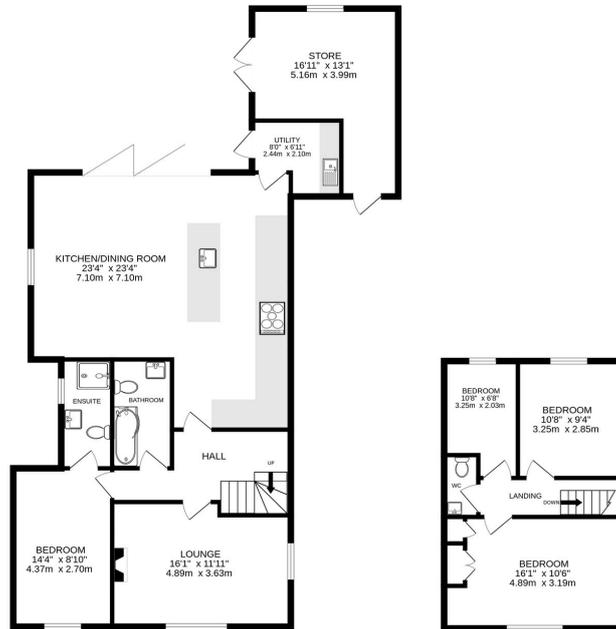
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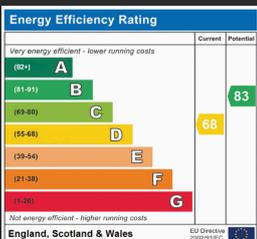


GROUND FLOOR
1188 sq ft (108.5 sq m) approx.

1ST FLOOR
388 sq ft (36.1 sq m) approx.



TOTAL FLOOR AREA: 1556 sq ft (144.5 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of doors, windows, rooms and other areas, we accept no responsibility for any errors, omissions or misstatements. They plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems or appliances shown have been observed and no guarantee is given as to their operability or efficiency can be given.
Drawn with Metreplan 10/20



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