



13 Delapoer Drive

Haverfordwest, Pembrokeshire, SA61 1HX

OIRO: £185,000 | Freehold | EPC: C



Situated within an established residential setting, this three-bedroom home offers well-proportioned accommodation and presents an excellent opportunity for renovation and modernisation. The property benefits from off-road parking, garage and an enclosed rear garden, making it an ideal family home for buyers seeking a property with scope to improve and personalise.

The ground floor comprises an entrance hallway with decorative tiled flooring, a front-facing lounge featuring a fireplace, and a spacious kitchen/dining room with french doors and side access opening onto the rear garden, creating a practical layout for everyday living and entertaining. The first floor provides three bedrooms and a family bathroom, with the master and guest rooms both offering built-in storage.

To the front, the property enjoys strong kerb appeal, with a tarmac driveway providing off-road parking for multiple vehicles and a boundary wall. To the rear, two decked seating areas create defined spaces for outdoor dining and entertaining, while the mainly lawned garden offers scope for landscaping and personalisation, with established boundaries providing a good degree of privacy. The property further benefits from a private garage within a nearby block, providing additional parking and storage.

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

Decorative tiled flooring underfoot is complemented by panelled wall detailing, Carpeted stairs rise to the first floor. A side-facing window allows natural light.

Lounge

4.14m x 3.94m (13'7" x 12'11")

Light toned solid wood flooring with a feature fireplace incorporating slate-tiled backdrop and integrated electric fire. The room offers good space for a range of seating arrangements. Glazed internal doors from the hallway lead through to the kitchen/dining area, allowing natural light to flow through, complemented by a front-facing window.

Kitchen/Diner

5.87m x 3.87m (19'3" x 12'8")

Tiled flooring runs throughout this well-proportioned kitchen offering matching base and eye-level units, coordinated work surfaces, upstands and tiled splash backs. Appliances include a freestanding oven with five-ring gas hob and extractor over, an inset sink and drainer that sits below the rear facing window. Plumbing is available for a washing machine and tumble dryer, with additional space for a fridge/freezer. There is ample room for a dining table with french doors opening onto the rear decking area. An additional side door provides access to the garden.

First Floor

Family Bathroom

2.40m x 1.68m (7'10" x 5'6")

With vinyl flooring underfoot, offering a panelled bath with a shower over and tiled surround, wash basin with vanity unit below complemented by glass shelving and a WC. Windows to the side and rear aspects provide natural light with an extractor fan installed for added ventilation.

Bedroom One

4.07m x 2.71m (13'4" x 8'11")

Carpeted underfoot, this double bedroom is well proportioned with ample space for wardrobes. Built-in storage provides practical space, while a rear-facing window overlooks the garden.

Bedroom Two

3.47m x 3.43m (11'5" x 11'3")

Carpeted throughout, this good-sized double bedroom benefits from integrated storage and flexible layout options. A front-facing window provides natural light.

Bedroom Three / Office

2.81m x 2.36m (9'3" x 7'9")

Also carpeted, this versatile room is well suited as a single bedroom, nursery or home office. Additional built-in storage is provided within the over-stairs cupboard. A front-facing window completes the room.

External

To the front, a tarmac driveway provides parking for multiple vehicles, bordered by decorative chippings and a walled boundary. Side access leads to a block-built storage shed and paved area, while the rear features two decked seating areas perfectly suited for outdoor dining and entertaining. The garden itself is mainly laid to lawn with established shrubs, all enclosed by feather-edge fencing.

Additional Information

We are advised that all mains services are connected. The property further benefits from gas-fired central heating and a private garage within a nearby block, offering secure and convenient parking and storage.

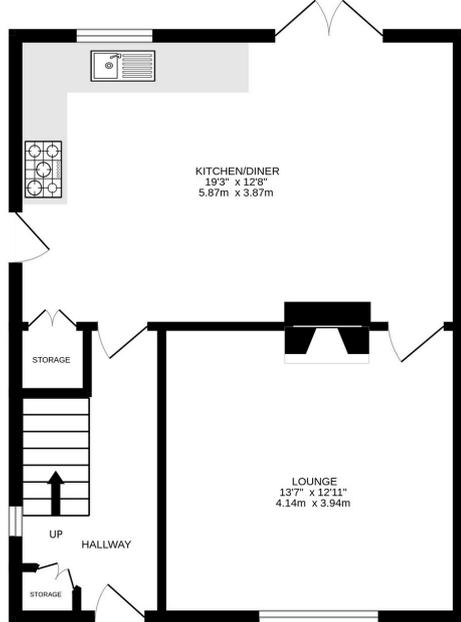
Council Tax Band

C (1,468.42)

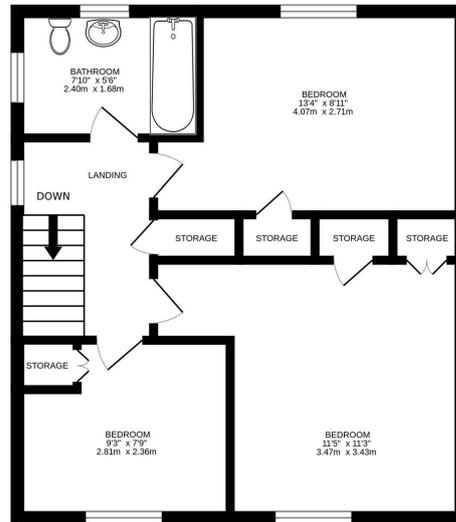




GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		83
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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