



- 4/5 Bedroom Detached House
- Off Road Parking, Garage & Garden
- Sought After Residential Location
- No Onward Chain

**Offers In Region Of £340,000**

EPC Rating 'C'





### Property

9 Nether Edge Drive is a spacious 4/5 bedroom detached house situated in a popular quiet residential area. The property benefits from an enclosed rear garden laid mainly to lawn, off road parking and integral garage.

Accommodation briefly comprises; porch, hall, living room, dining room, sun room, kitchen, utility room with access to the integral garage, cloakroom, bedroom/study on the ground floor and 4 bedrooms (master with dressing room and en suite bathroom) and family bathroom on the first floor.

### Location

Nether Edge Drive is a popular residential area on the outskirts of the county town of Haverfordwest and its many amenities including main line railway station, hospital, retail parks, supermarkets, shops, restaurants and pubs, cinema, leisure centre and swimming pool, primary/secondary schools and college.

### Directions

In Haverfordwest proceed up High Street, into Dew Street and through traffic lights into Milford Road. Take 4th exit on roundabout into Scarrowscant Lane and left into Nether Edge Drive. The property can be found on the left hand side clearly identified by our For Sale board.

Approached over a drive with steps down to partially obscure glazed front door into

### Porch 8'5 x 4'11 (2.57m x 1.52m)

Window to side. Decorative, partially obscure glazed

stained glass internal window panel & door to

### Hall 11'1 x 10'11 (3.39m x 3.33m)

L shaped. Turning stairs to first floor. Under stairs storage & cupboard housing under floor heating controls. Down lights. Door to

### Living Room 22'11 x 15'0 (7m x 4.59m)

Windows to front & rear. Fireplace housing gas burner on slate hearth with wood mantle over. Double wooden doors into

### Dining Room 11'8 x 9'9 (3.58m x 2.98m)

Tiled floor. Open plan to kitchen & opening to

### Sun Room 16'3 x 10'4 (4.97m x 3.16m)

Windows to rear & sides. Tiled floor. Double doors to side external.

### Kitchen 15'4 x 11'8 (4.68m x 3.58m)

Window to rear. Tiled floor. Range of oak wall & base units with granite work surface over. Integrated electric double oven. Gas hob with extractor fan over. Integrated dishwasher. Stainless steel sink and drainer with mixer tap. Door to

### Utility Room 11'8 x 6'1 (3.57m x 1.87m)

Window to rear. Tiled floor. Partially obscure glazed door to side external & door to integral garage. Units with granite work surface over. Space & plumbing for washing machine & tumble dryer. Towel radiator.

**Bedroom/Study 11'1 x 11'1 (3.39m x 3.38m)**

Window to front. Fitted shelving, cupboards and desk space.

**Cloakroom 4'11 x 3'10 (1.52m x 1.18m)**

Obscure glazed window to front. Tiled floor. Wash hand basin & w/c.

**Landing** Window to front. Double doors to shelved airing cupboard. Loft access. Door to

**Bedroom 12'8 x 11'8 (3.88m x 3.58m)**

Window to rear. Doors to built in storage. Radiator.

**Bathroom 9'9 x 7'8 (2.98m x 2.36m)**

Obscure glazed window to rear. Tiled floor & partially tiled walls. Wash hand basin & w/c in fitted unit. Bath with shower over & glass screen. Extractor fan.

**Bedroom 15'4 x 11'9 (4.68m x 3.59m)**

Window to rear. Radiator. Door to

**Dressing Room 16'11 x 9'6 (5.17m x 2.90m)**

Window to front. Built in shelving & storage. Radiator.

**En Suite Bathroom 11'0 x 10'5 (3.37m x 3.19m)**

Obscure glazed window to rear. Tiled floor and partially tiled walls. Suite comprising bath, wash hand basin and w/c. Corner double shower cubicle. Towel radiator.

**Bedroom 15'4 x 10'9 (4.69m x 3.29m)**

Window to front. Double doors to built in storage. Ceiling light. Radiator.

**Bedroom 12'7 x 10'9 (3.86m x 3.30m)**

Window to front. Doors to built in storage. Ceiling light. Radiator.

**Integral Garage 15'6 x 11'1 (4.74m x 3.38m)**

Window to side. Electric up & over door. Power & lighting.

**External**

To the front of the property is a drive way providing off road parking and leading to the integral garage. There is a lawned area with planted borders. Either side of the property is gated pedestrian access leading to the enclosed rear garden mainly laid to lawn with patio area, planted borders and rockery and summer house/shed.

**Tenure**

We are advised that the property is freehold. Pembrokeshire County Council Tax Band F

**Services**

Mains water, drainage, electricity and gas. Gas central heating.

**Viewing**

Strictly by appointment please through Town Coast and Country Estates.





## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

## Contact Details

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## General Information

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.**