

9 Haylett Lane, Haverfordwest, SA61 1JP



Offers In The Region Of £229,950



This spacious, 4 bedroom dormer bungalow is found in a great location that is private, yet convenient for the local town and amenities.

Set within a corner position, this home offers great potential for a family home with a generous garden space and off-road parking in addition to the garage. There is a wooded walk nearby together with playing fields, park and local shop.



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Hall
Entrance hall with stairs to dormer and access to...

Bathroom 5'7" x 6'7" (1.70m x 2.00m)
Family bathroom containing bath with shower over, pedestal hand basin and low flush lavatory.

Bedroom 1 8'6" x 10'10" (2.60m x 3.30m)
Front facing double bedroom

Bedroom 2 13'1" x 10'10" (4.00m x 3.30m)
Rear facing double bedroom with internal access to...

En-suite Bathroom 8'6" x 8'5" (2.60m x 2.56m)
Extension to the rear of the garage providing ample space for an en-suite. Suite comprises; Bath, pedestal handbasin, low flush lavatory, bidet and shower tray with glazed screen.

Bedroom 3 10'2" x 10'8" (3.10m x 3.26m)
Rear facing bedroom

Dining Area 14'5" x 12'2" (4.40m x 3.70m)
open plan dining area with sliding doors to...

Conservatory 8'10" x 16'1" (2.70m x 4.90m)
Basic timber frame conservatory with polycarbonate roof and doors to the garden.

Lounge 11'6" x 12'2" (3.50m x 3.70m)
Open to the dining area creating a large living space.

Sitting Room 7'3" x 12'2" (2.20m x 3.70m)
Snug to the front of the property providing access from the dining area through to the...

Kitchen 10'2" x 12'2" (3.10m x 3.70m)
Plenty of storage space by way of base and wall units, worksurface with single drainer sink unit. Cupboard containing hot water cylinder. Door to the garden.

Landing

Bedroom 4 11'7" x 14'7" (3.54m x 4.45m)
Dormer bedroom with dual aspect windows

Attic space
Un-converted space, useful for storage etc. Could be converted to office space etc subject to regulations.

Garage
Up and over door to front

Outside
To the front is a gravelled driveway leading to the attached garage.

There is plenty of garden space with lawn to the front and side and a patio area to the rear next to the conservatory.

Additional Information
Council Tax Band: D
Pembrokeshire County Council
Services: Mains water electricity and drainage. Gas in road nearby.
Viewings: Strictly by appointment and subject to Covid regulations

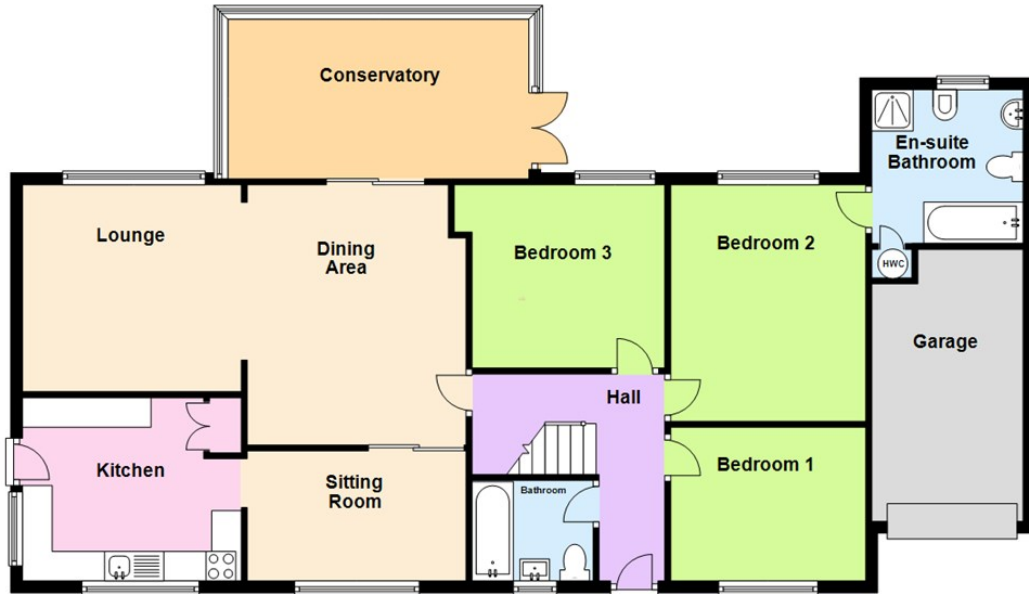




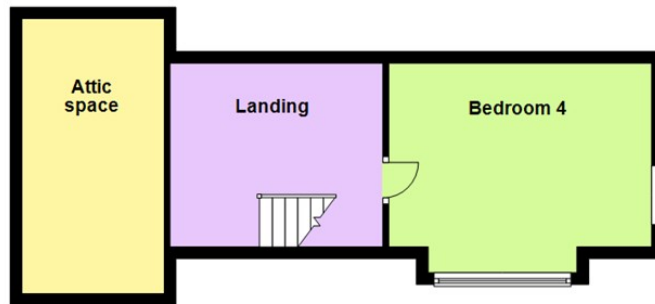
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Ground Floor



First Floor



Total area: approx. 166.3 sq. metres (1789.8 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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