



8 Style Park, Haverfordwest – SA61 1UF

£300,000

Well Presented dormer Bungalow in a popular well-established residential area. Conveniently located in the centre of Haverfordwest. Ground Floor: Entrance Hall, Shower Room, Kitchen, Sitting, Dining room / Bedroom. First Floor: 3 Bedrooms and Shower Room. Grounds and Garage Viewing Recommended.

Situation

Style Park is one of the most sought-after residential areas in the market town of Haverfordwest, situated on the southeastern outskirts yet conveniently close to the town centre, which offers an extensive range of services and amenities. Located off the new road which leads to the rural village of Uzmaston, this is an extremely popular location for families and for those purchasers looking for a retirement property, being within walking distance of the countryside and riverside walks along the shoreline of the River Cleddau.

Overall Description

8 Style Park is a traditionally constructed detached dormer bungalow offering flexible and well-presented three to four-bedroom accommodation, with the benefit of two shower rooms on either floor, adding to the versatility, of this home, as the dining room is equally suited as a ground floor bedroom. Style Park itself is designed as an open-plan residential estate, with Number 8 being set back on the cul-de-sac, having a large front lawn and a driveway to the side, that provides off-road parking for several vehicles, and leads to the garage. A pedestrian pathway provides access to the front door.

Accommodation

uPVC double glazed door opens into:-

GROUND FLOOR

Entrance Hall

A welcoming hallway with stairs rising to the first floor and radiator.

Sitting Room

Dimensions: 5m x 3m (16'4" x 9'10"). The sitting room benefits from a UPVC double-glazed window to the front and patio doors opening to the rear garden. This room enjoys an abundance of natural light and includes a radiator and wall lighting.

Dining Room/Bedroom Four

Dimensions: 4.4m x 3m (14'5" x 9'10"). A versatile room being equally suitable as an additional bedroom, or home office, having a radiator and uPVC double glazed window to the fore.

Kitchen/Diner

Dimensions: 4.m x 3m (13'1" x 9'10"). The kitchen is light and airy, featuring a UPVC double-glazed door to the side and a UPVC double-glazed window overlooking the rear garden. The base storage cupboards are complemented by work surfaces incorporating a one-and-a-half bowl enamel sink unit and a cooker with an

Bedroom One

Dimensions: 4m x 5m (13'1" x 16'4"). With radiators, uPVC double glazed window to the fore, under eaves storage cupboard.

Bedroom Two

Dimensions: 4m x 3m (13'1" x 9'10"). Radiator, fitted and built-in wardrobes, uPVC double glazed window to the fore.

Bedroom Three

Dimensions: 3m x 2.5m (9'10" x 8'2"). Again with fitted wardrobes, radiator and uPVC double glazed window to the fore.

Shower Room

Having a walk-in shower cubicle, towel rail style radiator, vanity wash hand basin with medicine cabinet over, recessed ceiling lights, WC and tiled walls.

Externally

To the fore is an open plan front lawn with a car parking area to the side of the property leading to a garage with up-and-over door and power connected. The garage is under a flat roof. There is a delightful, easily maintained garden to the rear, that includes a patio together with a lawn and garden shed. This area had been well-maintained and adds to the overall appeal of this home.

Garage

Services

Mains water electricity, drainage and gas are connected, and the property benefits from full gas fired central heating and is fully uPVC double glazed.

Tenure

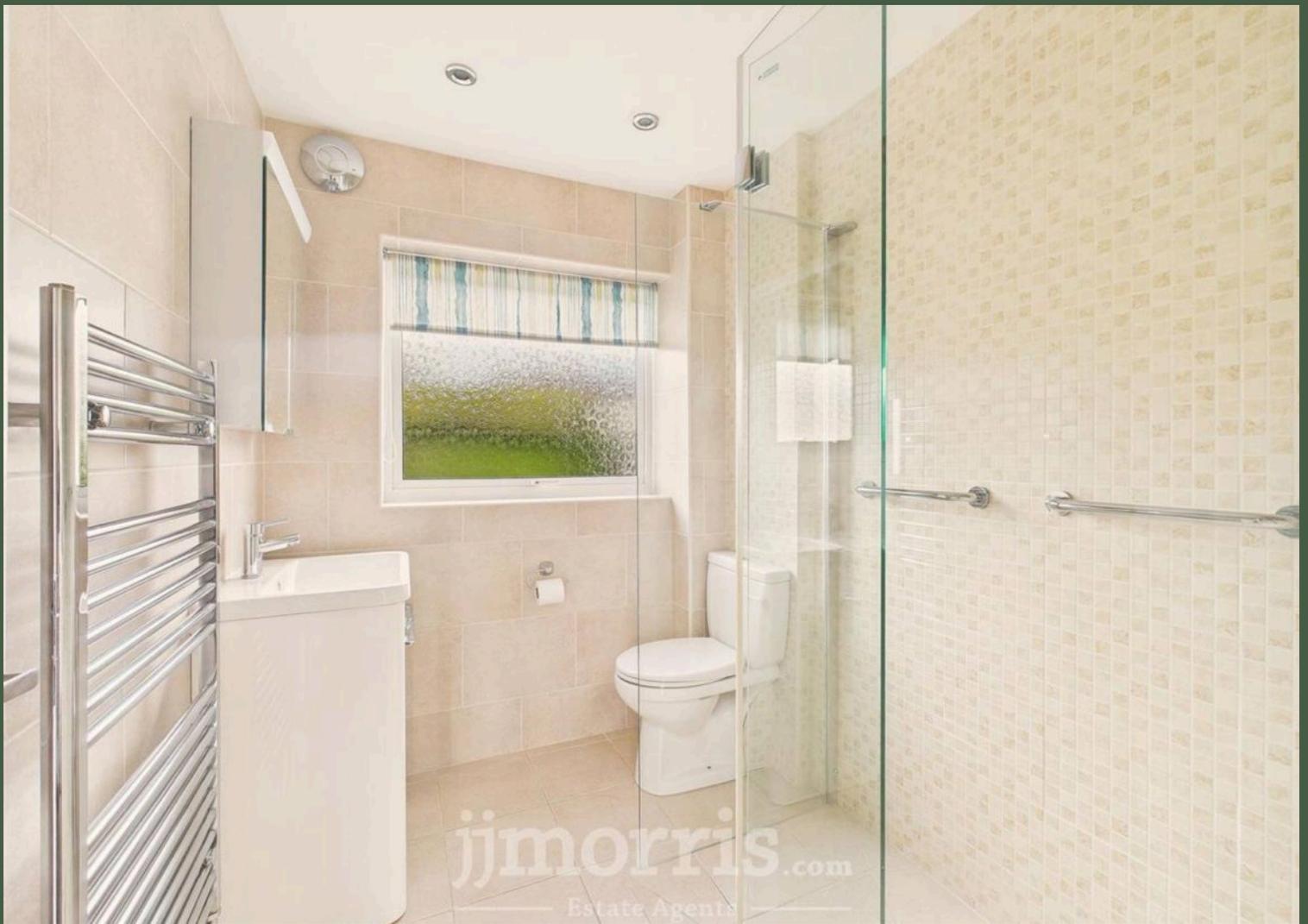
Freehold with vacant possession upon completion.

Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone No. 01437 764551. Council Tax Band: E

Broadband

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to 79-80mbps upload and 0-20mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Floor 0



Floor 1

