



## 113 Hawthorn Rise, Haverfordwest

£165,000 Freehold

Well-presented semi-detached home with living room, kitchen, shower room, three bedrooms, gardens front and rear, garage, and off-road parking. Ideal for families or home working.



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A well-presented semi-detached property offering comfortable family accommodation, briefly comprising a living room, kitchen, shower room and cloakroom/WC on the ground floor, together with three bedrooms on the first floor.

The living room provides a welcoming space with a feature fireplace and window to the front, whilst the kitchen offers a good range of fitted units, integrated appliances and ample space for dining, enjoying pleasant views over the rear garden.

The ground floor is completed by a shower room fitted with a walk-in shower, vanity unit and heated towel rail, together with a separate cloakroom/WC. To the first floor are three well-proportioned bedrooms, providing practical accommodation for families, couples or those requiring space to work from home.

Externally, the property benefits from gardens to both the front and rear. The rear garden is of a generous size and is laid mainly to lawn with established shrubs, paved pathways and seating areas. A detached single garage and off-road parking are located to the rear of the property, offering useful storage and parking facilities.

Combining well-proportioned accommodation with attractive gardens, garage and parking, this property would make an excellent family home.

**Hallway**

Glazed uPVC entrance door, fitted carpet, window to side, side entrance door

**Living Room**

13' 4" x 11' 9" (4.06m x 3.59m)

Feature fire place, window to front, fitted carpet

**Kitchen**

11' 9" x 9' 0" (3.59m x 2.75m)

Featuring an array of base and wall units, single drainer sink, integrated oven and hob, 2 x windows to rear, partially tiled walls, tile effect flooring

**Wet Room**

5' 11" x 4' 11" (1.80m x 1.50m)

Wet room style shower, vanity hand basin unit, heated towel rail, frosted window to rear

**WC**

Close coupled lavatory, frosted window to side

**Landing**

Fitted carpet, window to side, loft access

**Bedroom 1**

15' 0" x 11' 0" (4.57m x 3.36m)

Double bedroom with 2 x windows to front, fitted carpet, built-in storage

**Bedroom 2**

11' 8" x 9' 8" (3.55m x 2.95m)

Double bedroom with fitted carpet, window to rear

**Bedroom 3**

Fitted carpet, window to rear



## **GARDEN**

Front garden laid mainly to lawn with pedestrian access. Generous rear garden laid mainly to lawn with established shrubs, paved pathways and seating areas.

### Ground Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 76.7 sq. metres (825.9 sq. feet)

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