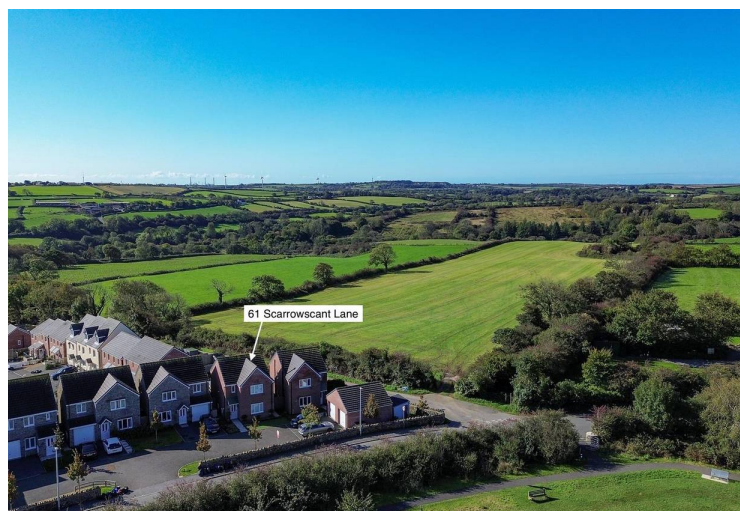




61 Scarrowscant Lane, Haverfordwest

£315,000 Freehold

Modern 3-bed detached home on Scarrowscant, Haverfordwest. Sunroom, en-suite, garage, parking, garden, rural views. Built 2020 with 5 years NHBC guarantee. Near schools and racecourse.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Contemporary design
- Detached family home
- Ideal location
- 5 years remaining on NHBC guarantee
- Garage & off-road parking
- 3 bedrooms

Entrance Hall

Glazed composite entrance door, timber effect flooring

Living Room

Feature electric fireplace, fitted carpet, double glazed window to front

WC

Close coupled lavatory, hand basin, timber effect flooring

Kitchen/Dining Room

Contemporary fitted kitchen with matching base and wall units, integrated fittings and appliances including electric oven, gas hob, extractor fan, fridge freezer, 1.5 bowl sink, tiled splash back, timber effect flooring, double glazed window to rear

Utility

Matching base and wall units, integrated freezer & washing machine, tiled splash back, timber effect flooring, pantry cupboard, wall mounted gas fired boiler, glazed composite side entrance door

Sun Room

Added in 2025 and comprising double glazed units throughout, 2 x roof lights, vinyl flooring, French doors to garden

Landing

Fitted carpet, airing cupboard, loft access

Bedroom 1

Front facing double bedroom with fitted carpet, double glazed window

En-Suite

Shower in glass cubicle, close coupled lavatory, pedestal hand basin, heated towel rail, part-tiled walls, tiled effect flooring, frosted double glazed window to front

Bedroom 2

Rear facing double bedroom with fitted carpet, double glazed window

Bedroom 3

Rear facing bedroom with fitted wardrobes, fitted carpet, double glazed window

Bathroom

Panelled bath with shower and screen, pedestal hand basin, close coupled lavatory, heated towel rail, tiled flooring, part-tiled walls, frosted double glazed window to side

Outside

To the front of the property a paved pathway leads to the entrance door with decorative borders to either side and artificial turf. To the rear is a fully enclosed, south facing, tiered garden with paved patio area, artificial turf and raised beds. The property also benefits from a separate single garage and parking space found towards the corner of the cul-de-sac.

Additional information

Services: All mains services connected Tenure: Freehold
Local Authority: Pembrokeshire County Council Council
Tax Band: D Viewing: By appointment with R K Lucas & son
Broadband: Super fast broadband available Mobile coverage: Available from a range of providers For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.



Approximate total area⁽¹⁾
90 m²
968 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

