



Mallow Hill, Dale Road, Haverfordwest, Pembrokeshire, SA62 3AB

A substantial detached chalet-bungalow, finished to a high standard, offering beautifully presented accommodation and high quality fixtures and fittings. The accommodation briefly comprises: Entrance hall, dining room, kitchen, conservatory, utility room, WC, sitting room with impressive vaulted/cathedral ceiling, family bathroom, master bedroom with en-suite shower room, dressing room/ bedroom two, two first floor bedrooms (potential to create a third), bathroom, UPVC double glazing and oil central heating. Externally, the property boasts off-road parking with double garage (with potential for conversion) to the side, well stocked and beautifully maintained grounds surrounding the property and extending to approximately 0.5 acres. Viewing is a must to appreciate the quality, size and potential of this property.

- Substantial Detached Residence
- Four Double Bedrooms
- Finished To A High Standard
- Double Garage
- Beautiful 0.5 Acre Grounds
- Sitting Room with Cathedral Ceiling
- UPVC DG + OIL CH
- EPC rating D

O.I.R.O £375,000



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Location

The property is situated equal distance (approx. 3 miles) between the thriving market town of Haverfordwest and the coastal villages of Little Haven and Broad Haven.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, main line train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

The picturesque coastal village of Little Haven is set in the heart of the Pembrokeshire Coast National Park. Little Haven, historically a fishing village, boasts 3 pubs, a fish restaurant, beach and stunning views of St. Brides Bay. There are superb stretches of sandy beach nearby, particularly Broad haven and Marloes. All types of water-sports are catered for at Dale with two diving schools near Little Haven and all-season surfing at Broad Haven. Regular boat trips run from Martins Haven to the islands of Skomer, Skokholm and Grassholm, set in one of Britain's two marine nature reserves and therefore renowned for their wildlife. The village of Broad Haven has a junior school, Post Office, local supermarket, village shop, a surgery, places of worship and 2 pubs

The world famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and birdlife. A gem indeed in today's fast moving, hectic society.

See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.

Description

Mallow hill stands in approx 0.5 acre, the grounds offers a certain privacy and seclusion and scope within its boundaries. Necessary steps have been taken to create a safe area for children and pets offering lawns and island beds with shrubbery, a sunken sun terrace and jungle courtyard areas, the latter a real green oasis offering plentiful scope for dining and relaxing 'al-fresco'.

The lawns allow for abundant ball games for children or grand-children and the possibility of 'living the good-life' by creating a productive garden.

On first entering the private walled, secluded "secret garden" frontage, offering a wealth of luxurious low maintenance greenery, the property itself, although a modern day chalet bungalow, exudes a country style warmth, welcome and character throughout, with windows facing all aspects thus ensuring plentiful light.

The Sitting Room has a peaceful ambience with its exposed beamed cathedral ceiling and brick built inglenook fireplace with remote controlled gas fired 'Gazco' stove, offering not only character but comfort and 'cosy winter' ambience around the hearth. In the summertime the two windows and French doors offer a light and airy feel and overlook terrace and private gardens beyond.

The accommodation comprises:

(Agents Note: Description kindly supplied by the current owners)



Porch

UPVC double glazed entrance door with side glazed panel to:

Entrance Hall

Ash custom-built staircase to first floor by James of Ratford Bridge, spotlighting, radiator, steps to split level, doors to:



Bathroom

7'9 x 7'7

Fitted with a three piece suite comprising: Roll top bath with mixer taps, low level WC, wash hand basin set on solid Oak work surface with shaver light made by James of Radford Bridge, wall mounted mirror, tiled to half height, spotlighting, uPVC obscure double glazed window front, exposed solid wood floorboards.



Dressing Room/ Bedroom

15'8 x 10'8

UPVC double glazed window to rear, fitted wardrobes, radiator, built-in airing cupboard with slatted shelving and radiator.



Master Bedroom

16'4 x 14'8

UPVC double glazed window to front with secondary glazing and complimentary fitted wood shutters, radiator, spotlighting, door to:



Ensuite

Fitted with a three piece suite comprising: Roper Rhodes marble vanity wash hand basin with fitted mirror and shaver light, low level WC, double shower enclosure with fitted shower and tiled splashbacks, tiled walls, tiled floor, heated towel rail, extractor fan, uPVC obscure double glazed window to side.



Dining Room

16'7 x 13'1

UPVC double glazed box window to front, exposed solid wood flooring, two radiators, coving to ceiling, double doors to:



Sitting Room

18'8 x 12'6

UPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed French doors to patio area, double height vaulted ceiling with exposed beams, two radiators, brick-built Inglenook fireplace with with a remote controlled gas fired (GAZCO) stove, slate hearth and solid Oak mantle over. Solid wood floor.



Kitchen

12'11" x 12'4"

Fitted with a 'Prentice- Winchester Character Oak' Kitchen, comprising: A range of base and wall units with full height larder unit and granite worktop over, Belfast sink, Oil fired Rayburn, central island with solid wood worktop and breakfast bar, built-in multi function fan oven, grill and microwave, built-in dishwasher, exposed solid wood floorboards, space for fridge/freezer, radiator, spotlighting, double doors to:



Conservatory

13'5" x 12'5"

UPVC double glazed construction with thermal insulated blinds, exposed solid wood floorboards, solid oak full height dresser unit, double glazed French doors to garden, double glazed French doors to 'Jungle Courtyard'.



Utility

Fitted with a range of base and wall unit with worktop over, stainless steel sink, tiled splashback, , space for washing machine, space for tumble dryer, built in freezer, tiled floor, storage cupboard housing Worcester Oil fired combination boiler serving heating system, condensing hot water tank serving domestic hot water, uPVC double glazed door to patio, door to:

WC

Tiled floor, low level WC, spotlighting

First Floor

Landing

Velux window, spotlighting, doors to:



Bathroom

Fitted with a three piece suite comprising low level WC with hidden cistern, vanity wash hand basin with built in storage, panelled bath with fitted Mira shower, tiled to half height, wall mounted cabinet, spotlighting, velux window.

Bedroom 3

21'2 x 11'8 max

Velux window with countryside views, eaves storage, radiator, spotlighting.



Bedroom 4

25'4 x 15'9

(Irregular Shape) UPVC double glazed window to side with partial countryside views, velux window, dressing area with uPVC double glazed window to front with partial countryside views, eaves built-in storage, radiator, spotlighting.

The vendor informs us that there is the possibility to convert this room into two bedrooms.



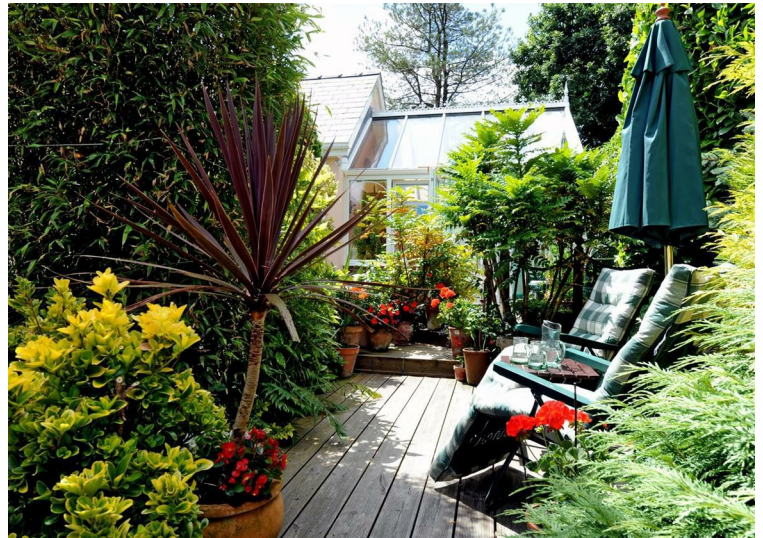
Externally

The property is surrounded by beautiful, well stocked grounds that include ample parking, paved patio areas, 'Jungle Courtyards', gravel pathways and an extensive level lawn. The overall plot extends to approx. 0.5 Acre.

Please see our website www.westwalesproperties.co.uk for further photographs of the property's grounds.



Patio Seating Areas



Double Garage 19'10 x 19'9

UPVC double glazed window to side, double 'up +over' door, stairs to first floor storage, power and lighting connected, The vendors informs us the garage has been built with cavity walls; allowing the potential of conversion. Subject to necessary planning consents and building regulations.

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'F'

IMPORTANT NOTICE.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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OTHER SERVICES AVAILABLE

MORTGAGE ADVICE - CONVEYANCING - SURVEYS Contact West Wales Properties for further details.

OFFER PROCEDURES

All enquiries and negotiations to West Wales Properties: We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our panel of financial consultants, will speak to you to 'qualify' your offer.

RS/TB/07/15/8/16/VG/OK/RS

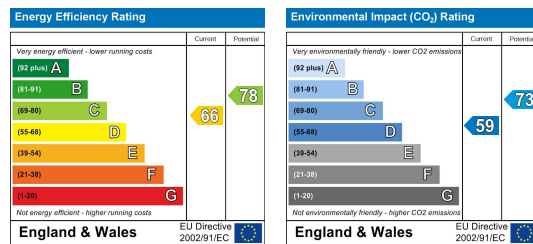
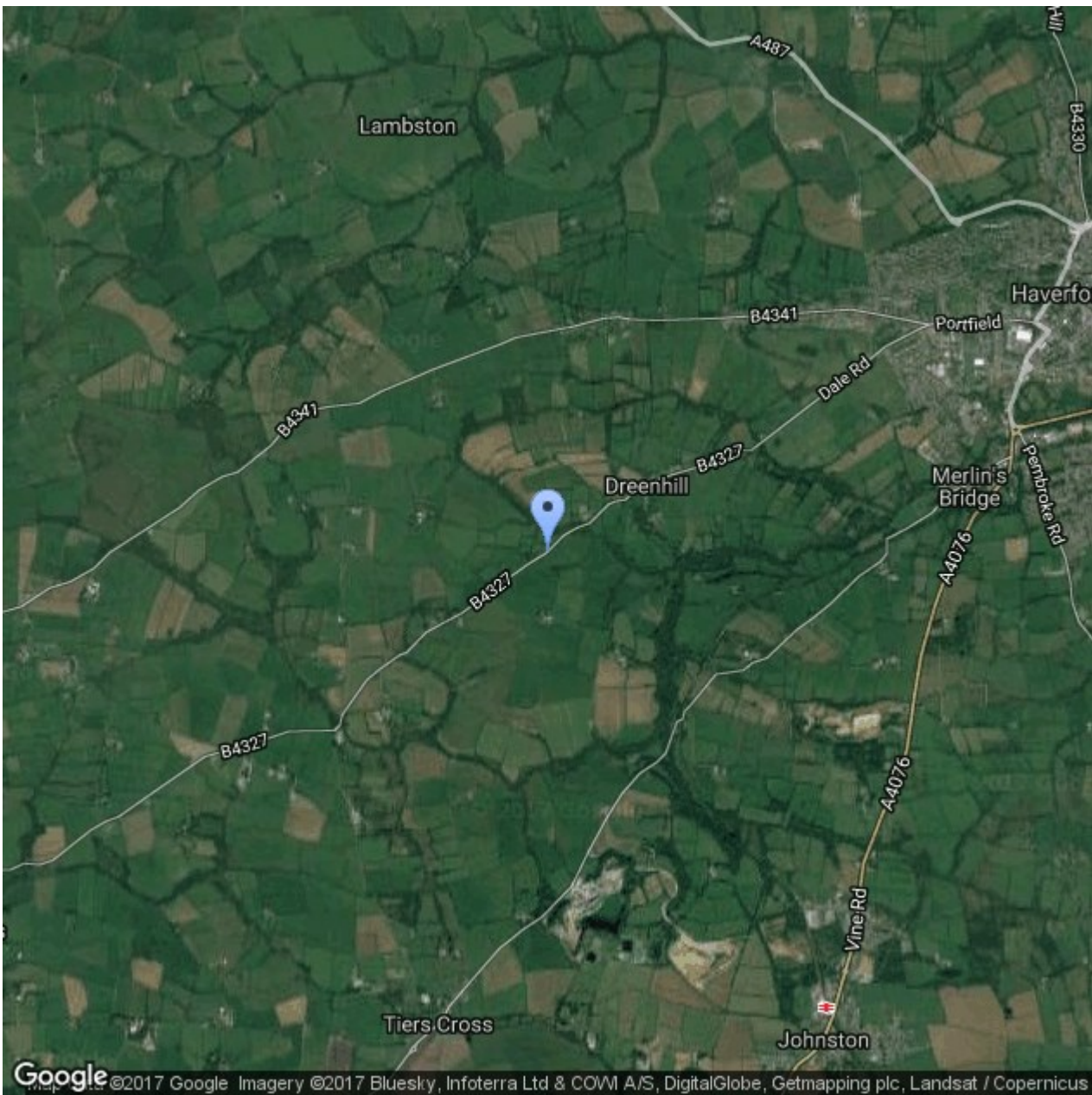
FLOOR PLANS

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.



First Floor





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

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