

61 Scarrowscant Lane, Haverfordwest



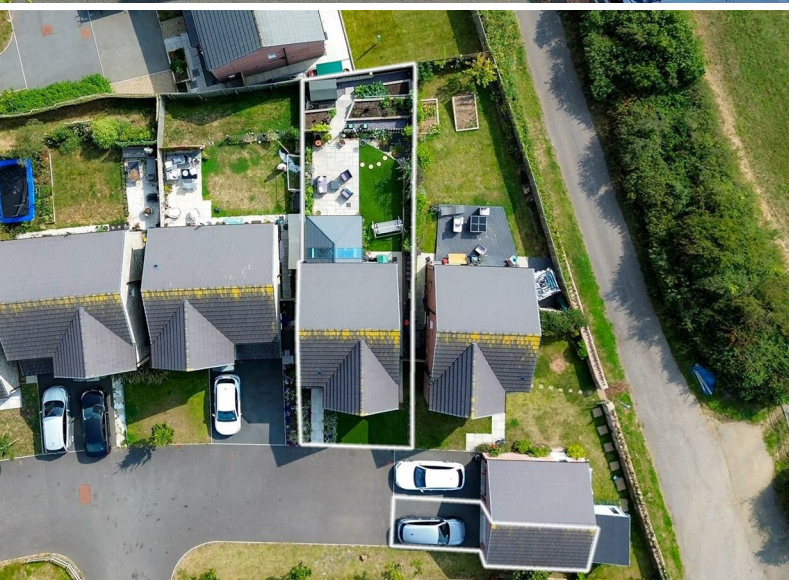
## Offers In The Region Of £315,000



A beautifully presented detached property situated on the popular Scarrowscant development in Haverfordwest, offering convenient access to local schools, shops, and transport links. The property provides generous living accommodation including 3 bedrooms, a spacious lounge, fitted kitchen/dining area, recently added sunroom, family bathroom, en-suite and separate WC. Externally, the property benefits from a single garage and off-road parking space, and an enclosed rear garden. Built in 2020, this modern property comes with the added reassurance of 5 years remaining on the NHBC guarantee, offering peace of mind for any buyer.

Opposite the property is the southern entrance to Haverfordwest Racecourse, a recreational space popular with dog walkers, families and fitness enthusiasts. To the rear, from the garden and first floor, are extensive views over the rural Pembrokeshire landscape.

Early viewing of this contemporary home is recommended.



Covering the whole of Pembrokeshire from offices in Haverfordwest and Milford Haven.

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#### Entrance Hall

Glazed composite entrance door, timber effect flooring

#### Living Room

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

#### W C

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.

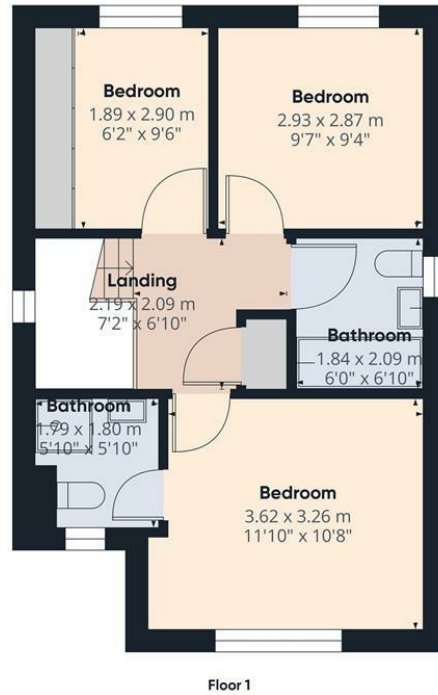
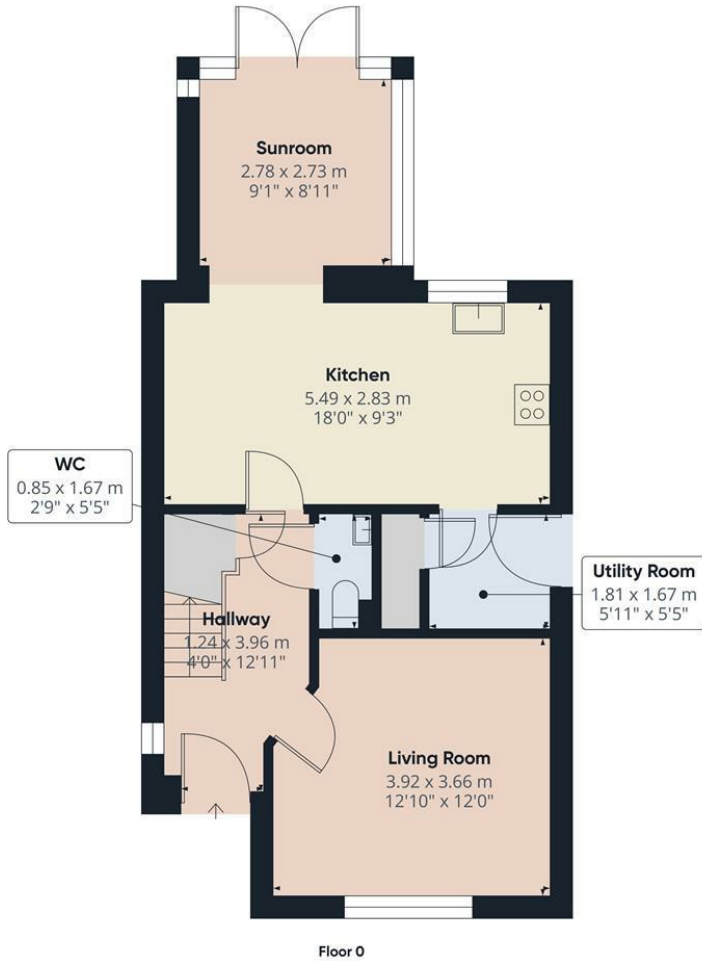






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Approximate total area<sup>(1)</sup>  
90 m<sup>2</sup>  
968 ft<sup>2</sup>

(1) Excluding balconies and terraces

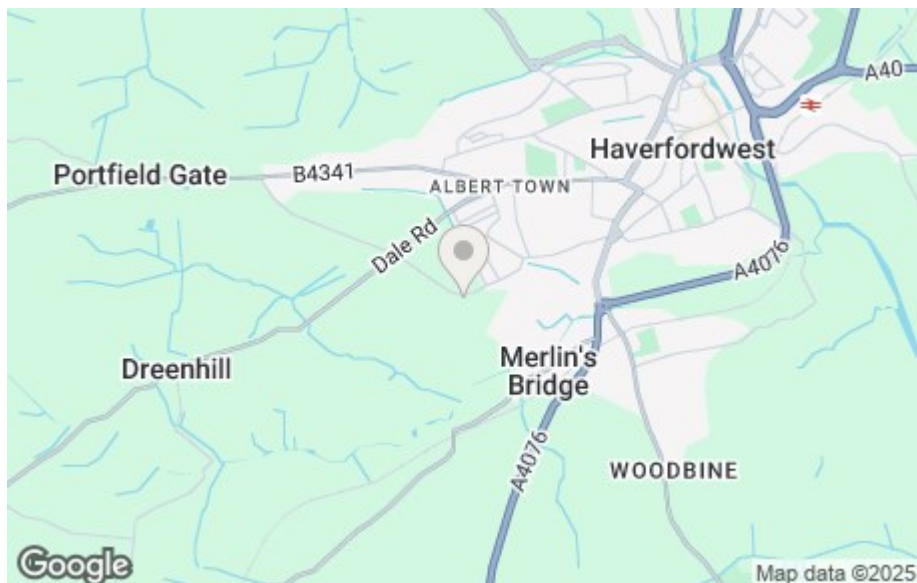
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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From our Haverfordwest office continue onto High Street and Dew Street. At the traffic lights use the left hand lane to continue straight onto Milford Road. At the roundabout take the fourth exit onto Scarrowscant Lane. Upon reaching Furzy Park turn left to continue on Scarrowscant Lane. Pass the turning into Tasker Way on your left then take the next left into a cul-de-sac of properties. No. 61 is the penultimate house on the right hand side.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.