

55 New Road, Haverfordwest



Offers In The Region Of £375,000



Welcome to this beautifully presented 5-bedroom dormer bungalow, ideally situated on the popular New Road in Haverfordwest. Offering generous living space, flexible accommodation, and a fantastic location, this property is a rare opportunity for families seeking comfort, convenience, and room to grow.

Set back from the road with ample parking, this substantial home is perfect for busy family life. The versatile layout features well-proportioned bedrooms, multiple reception areas, and a well-equipped kitchen ideal for entertaining and everyday living.

Early viewing is highly recommended to fully appreciate the space, setting, and potential this wonderful home has to offer.



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Porch

Tiled flooring, double glazed uPVC units throughout, double glazed uPVC door

Hallway

Timber flooring, uPVC front door with glass panel inserts

Living room

Timber flooring, 2 x double glazed windows to front, fireplace

Kitchen

Timber flooring, double glazed uPVC window to the rear, double glazed uPVC window to the side, 1.5 drainer sink, tiled splash back

Dining room

Timber flooring, dual aspect double glazed uPVC windows, double glazed uPVC window to the rear, uPVC door with glass panel insert to the decking area and garden

Sitting area

Timber flooring, double glazed uPVC patio doors to decking area and garden, stairs

Office/bedroom

Timber flooring, double glazed uPVC window to the rear

Bathroom

Timber flooring, bath with shower tap, low flush toilet, hand basin, double glazed uPVC window to the side

Bedroom 3

Timber flooring, double glazed uPVC window to the front

Bedroom 4

Timber flooring, double glazed uPVC window to the front

Landing

Timber flooring, Velux window to the front

Bedroom 1

Timber flooring, Velux window to the front, double glazed uPVC window to the rear

Bedroom 2

Timber flooring, Velux window to the front, double glazed uPVC window to the rear

Shower Room

Timber flooring, tiled walls, shower in cubicle, hand basin, low flush toilet

Attached Garage

Up & over door, wooden door to the rear

Outside

To the front, a sloped driveway offers ample off-road parking. To one side, a gravelled area provides additional space for vehicles, all surrounded by mature shrubbery that adds privacy and character. To the other side an additional parcel provides potential for extra parking.

At the rear, a raised decking area creates an ideal space for outdoor entertaining. Steps lead down to a tiered garden and bordered with mature shrubs.

Beneath the property, two storage rooms offer generous space for tools and equipment. At the far end of the garden, an outbuilding presents excellent potential for conversion into a home office, studio, or workshop.

Addition Information

Tenure: Freehold

Services: All mains services connected

Local Authority: Pembrokeshire County Council

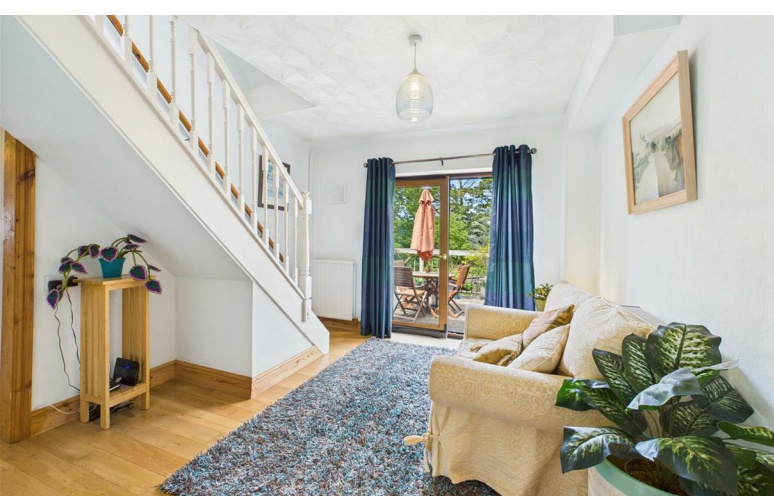
Council Tax: Band D

Mobile Phone Reception: Likely/Limited depending on provider

Broadband: Superfast available

Buyers should make their own enquiries.



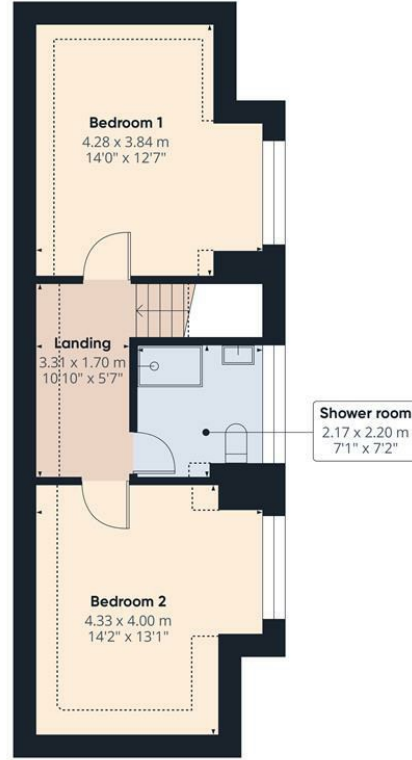


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Floor 0



Floor 1

Approximate total area⁽¹⁾

147.8 m²
1592 ft²

Reduced headroom

8.8 m²
94 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

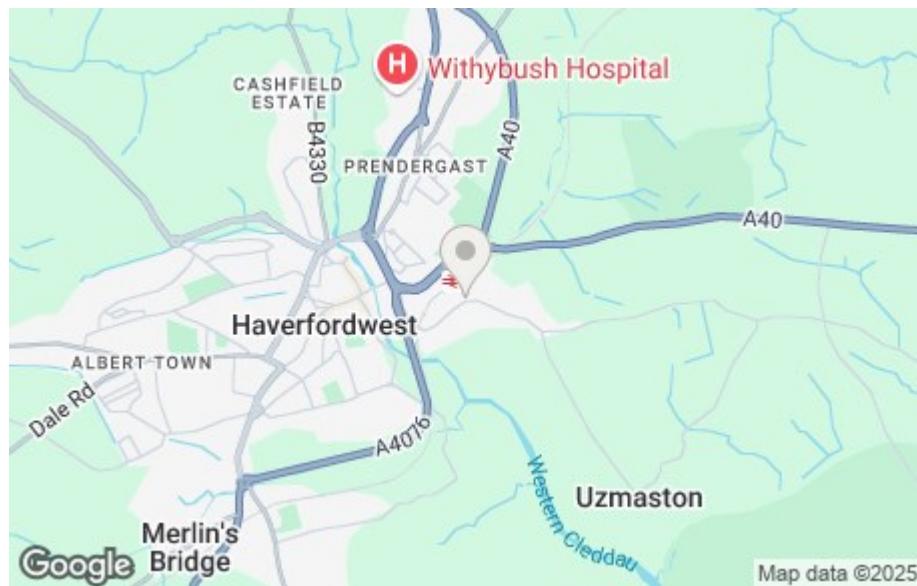
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Entering Haverfordwest heading West on the A40: At Salutation Square roundabout take the first exit onto Cambrian Place and continue onto New Road, follow this road and N.55 can be found further along on your left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.