

70 New Road, Hook, Haverfordwest



**Offers In Excess Of £260,000**

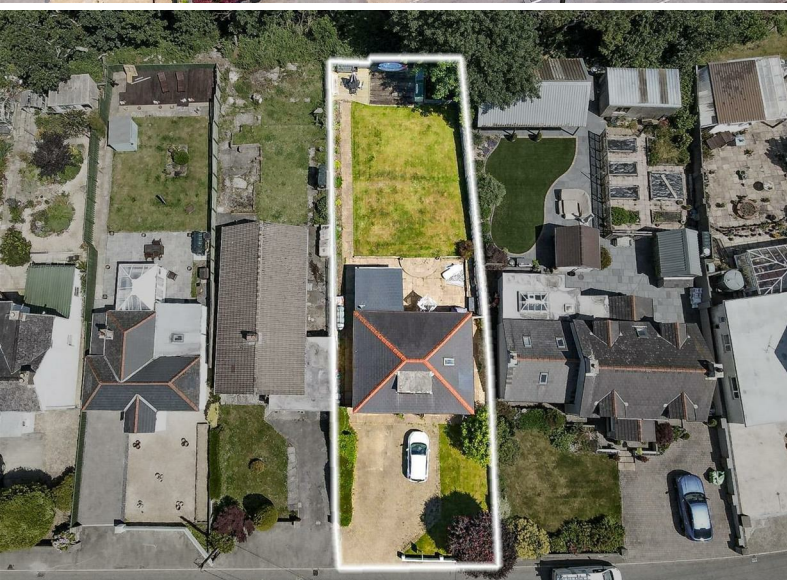


Welcome to this charming 3-bedroom detached dormer bungalow, perfectly positioned on New Road in the sought-after village of Hook, Pembrokeshire. Nestled within a generous plot, this appealing home presents an ideal blend of comfort and practicality making it a superb choice for families, retirees, or anyone seeking a quieter pace of life with countryside and coastal charm.

Internally, the home is well maintained, ready to move into while still offering scope for personalisation. The light-filled rooms are generously proportioned, creating a warm and inviting atmosphere throughout. The ground floor features a spacious living area, well-equipped kitchen, utility room, a ground-floor bedroom, while the first floor includes two additional bedrooms.

Outside, the property truly comes into its own. A substantial driveway provides plenty of off-road parking, ideal for multiple vehicles. The rear garden is a real highlight, mainly laid to lawn with a patio area and decking area. From this tranquil space, enjoy panoramic views over the nearby estuary and across to the rolling Preseli Hills, offering a peaceful and picturesque backdrop to everyday life.

Located just a short distance from Hook's local amenities including a village shop, school, and scenic walking routes, this property also enjoys convenient access to Haverfordwest, just five miles away, where you'll find a wide range of shops, schools, leisure facilities, and transport links.



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**Hallway**  
uPVC door with glass panel inserts, timber flooring, stairs

**Living Room**  
Herringbone effect Vinyl flooring, double glazed uPVC window to the front, uPVC door with glass panel insert to garden

**Inner hall**  
Timber flooring, storage

**Kitchen**  
Timber flooring, matching base and wall units, integrated oven and electric hob, 1.5 drainer sink, double glazed uPVC window to the side, tiled splash back

**Utility room**  
Tiled flooring, pet shower, double glazed uPVC window to the rear, uPVC stable door with glass panel insert to the side

**Bathroom**  
Tiled flooring, paneled walls, wall mounted shower, bath, hand basin, close coupled toilet, double glazed frosted uPVC window to the rear

**Bedroom 1**  
Herringbone effect Vinyl flooring, double glazed uPVC window to the front

**Landing**  
Fitted carpet, storage

**Bedroom 2**  
Fitted carpet, Velux window to the side, uPVC double glazed window to the front

**Bedroom 3**  
Fitted carpet, double glazed uPVC window to the front, eave storage

**Outside**  
The property is approached via a driveway providing ample off-road parking. A well-maintained hedge borders one side of the driveway, with a lawned area to the other, contributing to an attractive and welcoming frontage

To the rear, the property benefits from a generously proportioned garden, featuring a paved patio area ideal for outdoor entertaining, and decking area positioned at the

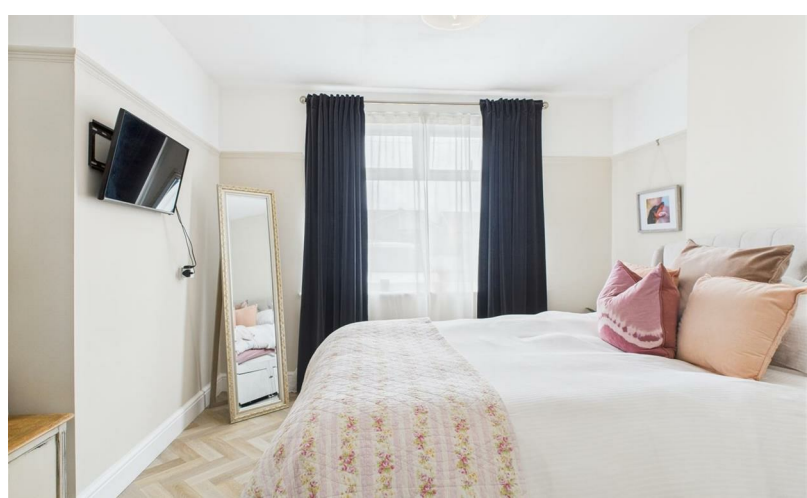
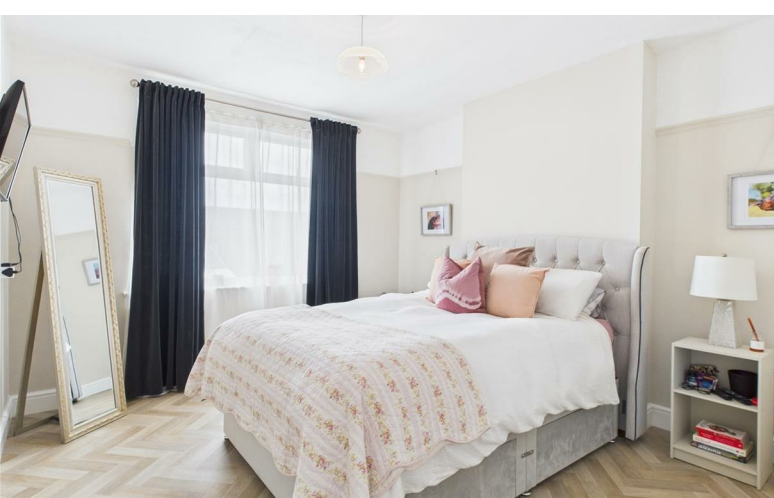
rear boundary offers elevated views overlooking the estuary.

**Additional information**

Services: Mains electricity, water and drainage are connected with oil fired central heating  
Tenure: Freehold  
Local Authority: Pembrokeshire County Council  
Tax Band: D  
Broadband: Super fast broadband available  
Mobile coverage: Available from a range of providers

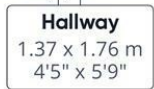
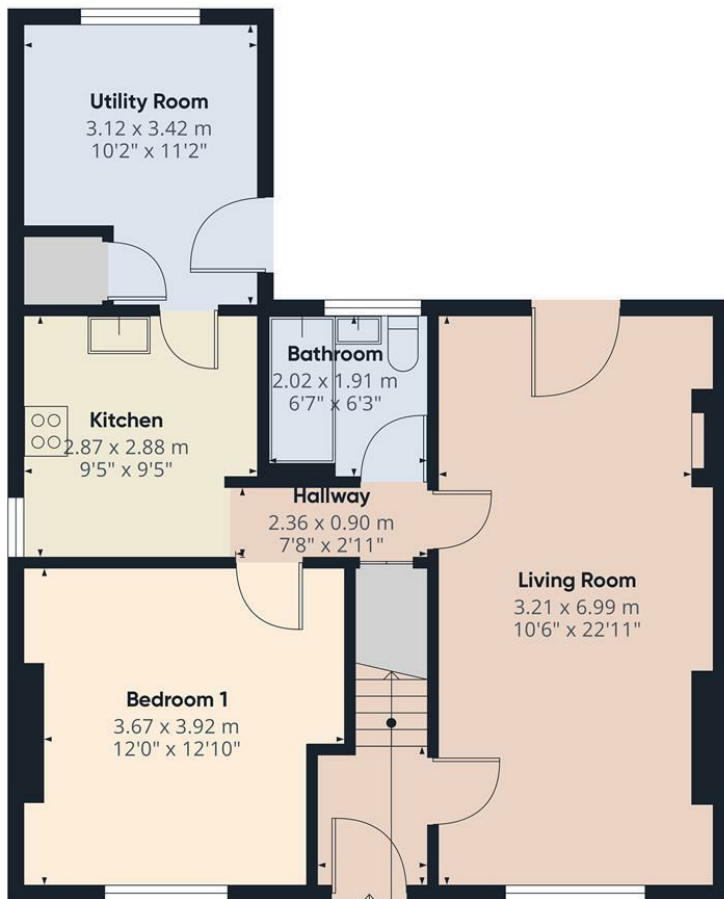
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.



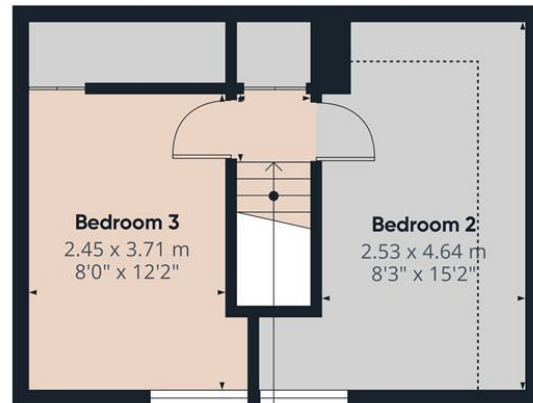


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

91.4 m<sup>2</sup>  
985 ft<sup>2</sup>

Reduced headroom

3.6 m<sup>2</sup>  
39 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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Leave Haverfordwest on the Pembroke Road. Continue on this road until you reach Freystrop Cross, take a left at the cross roads onto New Road. Continue on this road down the hill into the village of Hook and N.70 can be found on your left hand side, identified by our RK Lucas sign.

## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>77</b> |
| (55-68) <b>D</b>                            | <b>58</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<br>2002/91/EC |           |



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