

Tamarisk, 41 Slade Lane, SA61 2HY



## Offers In The Region Of £440,000

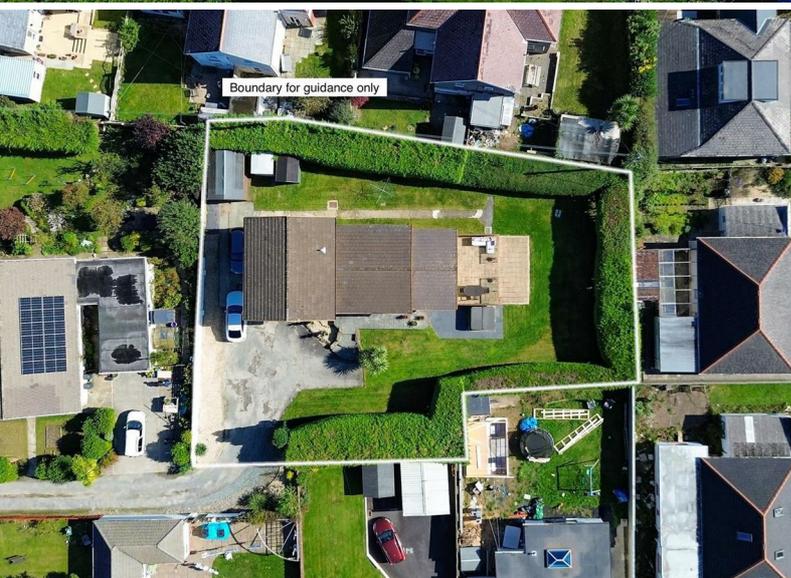


Situated just moments from Haverfordwest town centre, Tamarisk offers the perfect balance of convenience, comfort, and space. This impressive five-bedroom detached property occupies a generous plot, providing a wealth of versatile accommodation ideal for growing families, those seeking multi-generational living, or anyone wanting a home that can adapt to changing needs over time.

From the moment you arrive, Tamarisk exudes kerb appeal, with its well-maintained exterior and welcoming entrance setting the tone for what's inside. The property is designed with flexibility in mind, featuring multiple reception rooms and a thoughtful layout that allows for both open-plan family living and more private, intimate spaces.

The outdoor areas are equally impressive. The garden has been carefully landscaped to create a relaxing and sociable environment, complete with a raised patio area framed by a stylish glass balustrade. Here, you'll also find a luxurious hot tub, perfect for unwinding after a long day.

With ample off-road parking, a generous plot, and a prime location within easy reach of local schools, shops, and amenities, Tamarisk offers a rare combination of space, style, and versatility. Whether you're looking to settle into a forever family home or accommodate extended relatives with comfort and independence, this home ticks every box.



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**Entrance Hallway**

Fitted carpet, uPVC front door with decorative glass panel insert with sidelight, storage

**Living room**

Fitted carpet, electric log burner on stone hearth, large double glazed uPVC window to the front

**Kitchen**

Timber flooring, matching base and wall units with marble worktops, 1.5 drainer sink, SMEG range cooker, sliding door leading to, double glazed uPVC window to the rear

**Sun room**

Timber flooring, Dual aspect double glazed uPVC large windows, large double glazed uPVC window to the side, double glazed uPVC sliding door to raised patio

**Inner hallway**

Timber stairs lead to

**Shower room**

Fully tiled, corner shower, close-coupled toilet, corner hand basin, double glazed frosted uPVC window to the rear

**Bedroom 4**

Tiled flooring, double glazed uPVC window to the front

**Kitchen / utility**

Tiled flooring, matching base and wall units with wooden worktops, boiler room, double glazed uPVC window to the rear, uPVC door with glass panel insert to the rear

**Office/ bedroom 5**

Tiled flooring, double glazed uPVC window to the front

**Landing**

Fitted carpet, airing cupboard

**Bedroom 1**

Fitted carpet, storage, double glazed uPVC window to the rear

**Bedroom 2**

Fitted carpet, storage, double glazed uPVC window to the front

**Bedroom 3**

Fitted carpet, storage, double glazed uPVC window to the front

**Bathroom**

Timber flooring, part tiled walls, corner bath with shower tap, low flush toilet, hand basin with tiled splash back, double glazed uPVC frosted window to the rear

**Outside**

The property is accessed via a private lane owned by the property, providing a sense of seclusion and privacy. Approaching the house, you

are greeted by a large driveway, offering ample parking space for multiple vehicles. Steps lead up to the main entrance, creating an inviting arrival.

The front, side, and rear gardens are predominantly laid to lawn and are beautifully bordered by mature hedges, offering both privacy and a tranquil setting. The garden features a raised patio area with sleek glass balustrades, ideal for outdoor dining or entertaining while enjoying the spectacular views of the castle. Adjacent to this is a dedicated hot tub area, perfect for relaxation and unwinding in a private setting.

Additionally, the garden includes three storage sheds, providing practical space for gardening equipment, outdoor furniture, or hobbies. Under the patio also provides further storage. The property's outdoor areas are thoughtfully designed to combine functionality and the opportunity to enjoy the picturesque surroundings.

**Additional information**

New roof 5 years ago

Tenure: Freehold

Services: All mains services connected

Local Authority: Pembrokeshire County Council

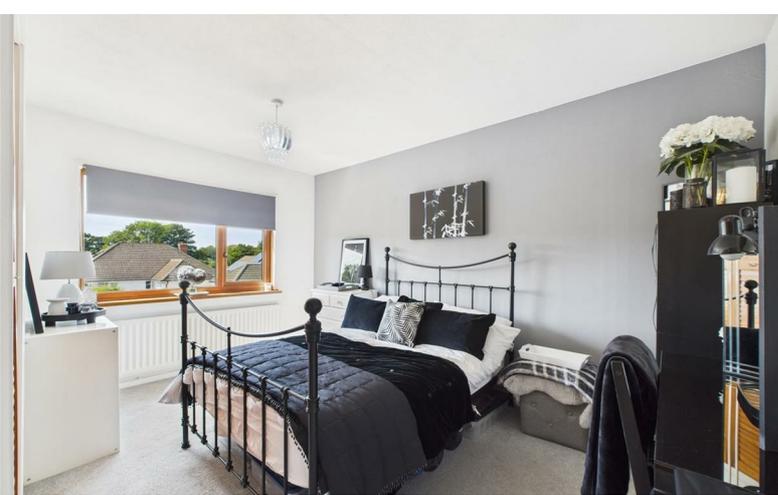
Council Tax: Band F

Mobile Phone Reception: Likely/Limited depending on provider

Broadband: Superfast available

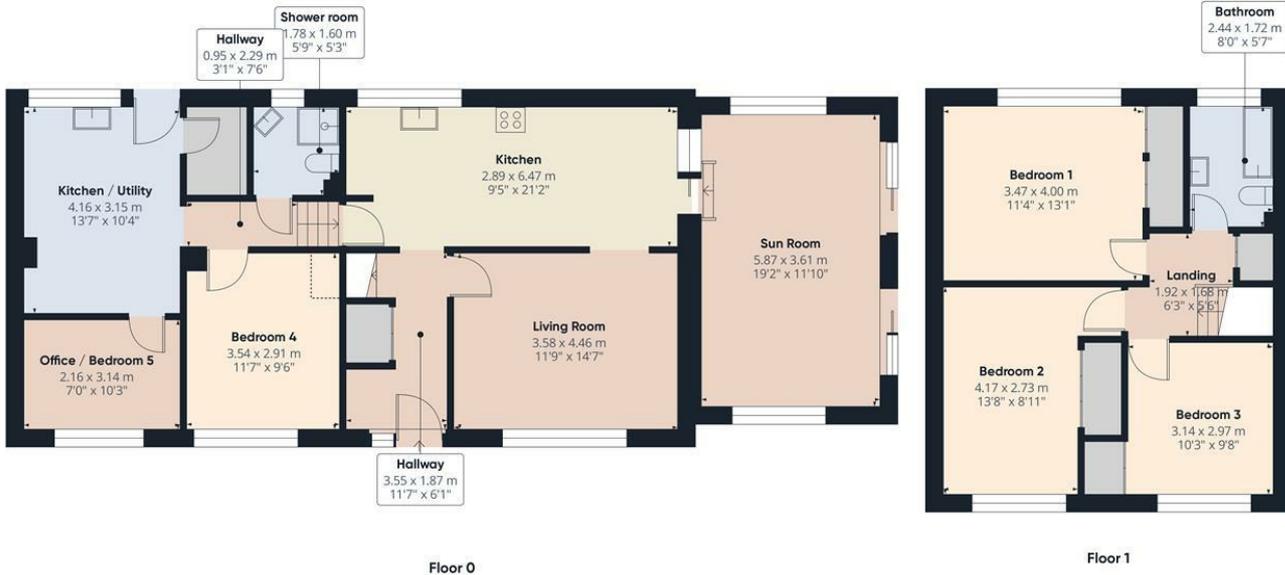
Buyers should make their own enquiries.





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Approximate total area<sup>(1)</sup>  
149.7 m<sup>2</sup>  
1610 ft<sup>2</sup>

Reduced headroom  
0.5 m<sup>2</sup>  
5 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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From Victoria Place, head southwest toward Bridge Street and continue onto High Street. Take a slight right onto Dark Street, which continues onto Mariners Square. Turn right onto Barn Street and proceed through the roundabout. Next, turn left onto North Gate, then left onto North Crescent. Continue onto Slade Lane, and the property will be on the right at 41 Slade Lane, Haverfordwest, SA61 2HY.

### 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>76</b>
(55-68) <b>D</b>	<b>54</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	



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