

16 Merlins Hill, Haverfordwest



Offers In The Region Of £415,000



This beautiful 1930's 4 bedroom detached home set in a very large plot of well manicured gardens has been thoughtfully restored by its current owners to retain all original features throughout the property.

This home offers fantastic family accommodation comprising 4 bedrooms (one with access to balcony area) family bathroom, large double aspect lounge, second reception room, utility room, store room, separate wc, with the addition of a contemporary open plan kitchen/dining room with bi-folding doors making the property feel extremely light and spacious.

To the front of the property is a sizeable lawn garden with tarmacadam driveway suitable for multiple vehicles and detached garage. Side access leads to the rear patio area where you are met with the exceptional south facing landscaped garden with summer house.



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Recessed Entrance Porch

Light and spacious porch with Victorian floor tiling leading to the entrance hall.

Reception Hall

The reception hall benefits from the original parquet flooring, radiator, window, coved ceiling, under stairs store and a staircase leading to the first floor,

Lounge 22'2" x 11'10" (6.757 x 3.616)

Spacious family lounge with beautiful original timber flooring and feature open fire inset to decorative hearth. The original alcoves have been used to provide storage, whilst there is a large bay window with window seat directly overlooking the rear garden.

2 x radiators, Tv point.

Family room 16'11" x 11'2" (5.18 x 3.42)

Front facing family room, again with large bay window overlook the picturesque front lawn. Original open fireplace.

Timber flooring, alcove storage, radiator, TV point.

Kitchen/dining room 22'4" x 18'0" (6.830 x 5.496)

Fabulous open plan kitchen with an array of fitted units with contrasting work surfaces, sink with mixer tap, Range cooker, points for fridge freezer and plumbing for dishwasher etc.

Central island storage beneath, Italian multi fuel burning stove. Parquet flooring leads from the kitchen into the rear extension with bi-folding doors opening out to the enclosed garden.

Side lobby

Access from the kitchen, this enclosed porch features handy shelf storage and further storage room

Door leading to storage shed, and utility room.

Landing

Stairs leading to first floor landing area.

Fitted carpet, window to side, storage and airing cupboard.

Shower Room

Corner shower with paneled walls, part tiled walls, Belfast sink, tiled flooring Low flush wc.

Bedroom 1 11'3" x 6'0" (3.43 x 1.85)

Front facing bedroom overlooking the front garden.

Radiator, fitted carpet.

Bedroom 2 12'2" x 8'0" (3.71 x 2.46)

Rear facing double bedroom with doors leading to the sun balcony.

Fitted carpet, radiator.

Bedroom 3 12'11" x 11'10" (3.94 x 3.61)

Rear facing double bedroom overlooking the garden with built in storage, radiator, fitted carpet.

Bedroom 4 11'3" x 9'8" (3.43 x 2.95)

Front facing double bedroom with dual aspect windows.

Radiator, fitted carpet.

Bathroom

Family bathroom suite comprising panelled bath, pedestal handbasin and low flush wc. Shower cubicle with mixer shower within, part tiled walls, tiled flooring, radiator.

Outside

Approaching the property is a tarmac driveway suitable for multiple vehicles leading to a detached garage. Adjacent to the drive is a private garden, mainly to lawn and boarded with an array of shrubberies.

Gated side access leads to the spectacular rear garden which provides extensive private grounds. Immediately to the rear is a spacious patio accessed from the fully opening bi folding doors from the kitchen. Beyond the patio is the beautifully landscaped garden featuring separate areas mainly to lawn and boundaries lined with a wide selection of mature trees and shrubs.





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Ground Floor

Approx. 121.6 sq. metres (1308.6 sq. feet)



First Floor

Approx. 69.8 sq. metres (751.5 sq. feet)



Total area: approx. 191.4 sq. metres (2060.1 sq. feet)
16 Merlins Hill

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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