



15 Hywel Way

Pembroke | Pembrokeshire | SA71 4EF

OIEO: £320,000 | Freehold | EPC: D



Located in the historic town of Pembroke, 15 Hywel Way is a deceptively spacious four-bedroom detached bungalow, boasting a beautifully manicured front and rear garden and an expansive driveway. This charming property offers a unique blend of generous living space and an idyllic outdoor setting.

Stepping inside, the entrance hallway radiates a welcoming warmth, awash with natural light that creates an inviting atmosphere. The living room, where contemporary style meets comfort, is accentuated by a beautiful bay window, creating a perfect spot for relaxed evenings. The kitchen-dining area, spacious and well-appointed, leads naturally into the conservatory. This area, bright and inviting, overlooks the expansive garden and patio, offering a peaceful backdrop to the home. This is complemented by a utility room, providing additional convenience and efficiency.

Each of the four double bedrooms exudes spaciousness, with the master bedroom especially impressive, featuring ingeniously designed built-in wardrobes that optimise the room's layout. The bathroom, modern and fully equipped, reflects the home's overall theme of contemporary elegance. The property's rear garden is enchanting, boasting a large lawn and an inviting patio area, enhanced by a quaint summer house and deck. A covered storage area further adds to the garden's utility. The front garden, equally well-groomed, alongside the extensive driveway, enhances the property's curb appeal and offers ample parking space.

Located in a tranquil cul-de-sac and just a stone's throw from Pembroke's bustling main street, this property strikes a perfect balance between serene living and vibrant community life. Its proximity to the historic Pembroke Castle, the picturesque mill pond, and a short drive to the breath-taking beaches including Barafundle Bay and Broad Haven South, positions it as an ideal retreat for those who adore the allure of coastal and natural beauty.



Entrance Hallway

Engineered oak flooring, uPVC front door, built-in storage, radiator.

Lounge

4.41m x 4.26m (14'6" x 14")

Engineered oak flooring, uPVC bay window, to fore, tv point, radiator.

Kitchen / Dining Room

5.54m x 3.20m (18'2" x 10'6")

Oak effect laminate flooring, wooden frame double glazed window, range of matching eye and base level units, tiled splash backs, double sink, plumbing for dishwasher, cooker with extractor hood, radiator.

Utility Room

2.91m x 1.78m (9'7" x 5'10")

Tiled flooring, wooden frame double glazed window, plumbing for washing machine / dryer with worktop surface above, integrated storage cupboard, boiler.

Conservatory

3.40m x 3.32m (11'2" x 10'11")

Oak effect laminate flooring, uPVC windows, uPVC French doors leading to garden.

Master Bedroom

3.81m x 3.20m (12'6" x 10'6")

Carpeted flooring, built-in wardrobes, uPVC window, radiator.

Bedroom Two

3.60m x 2.87m (11'10" x 9'5")

Laminate flooring, uPVC window, radiator.

Bedroom Three

4.08m x 2.91m (13'5" x 9'7")

Carpeted flooring, wooden frame double glazed window, radiator.

Study / Bedroom Four

2.56m x 2.44m (8'5" x 8'0")

Carpeted flooring, uPVC window, radiator.

Bathroom

3.20m x 1.80m (10'6" x 5'11")

Tiled flooring, tiled walls, wc, sink, bath with shower over, uPVC glazed window, heated towel rail, extractor fan.

Externally

This property features an enchanting rear garden, predominantly composed of a lush, well-maintained lawn complemented by a generously sized patio area. Adding to its charm is a quaint summer house, an inviting deck, and a convenient covered storage space. To the fore, the residence offers a spacious private driveway capable of accommodating multiple vehicles.

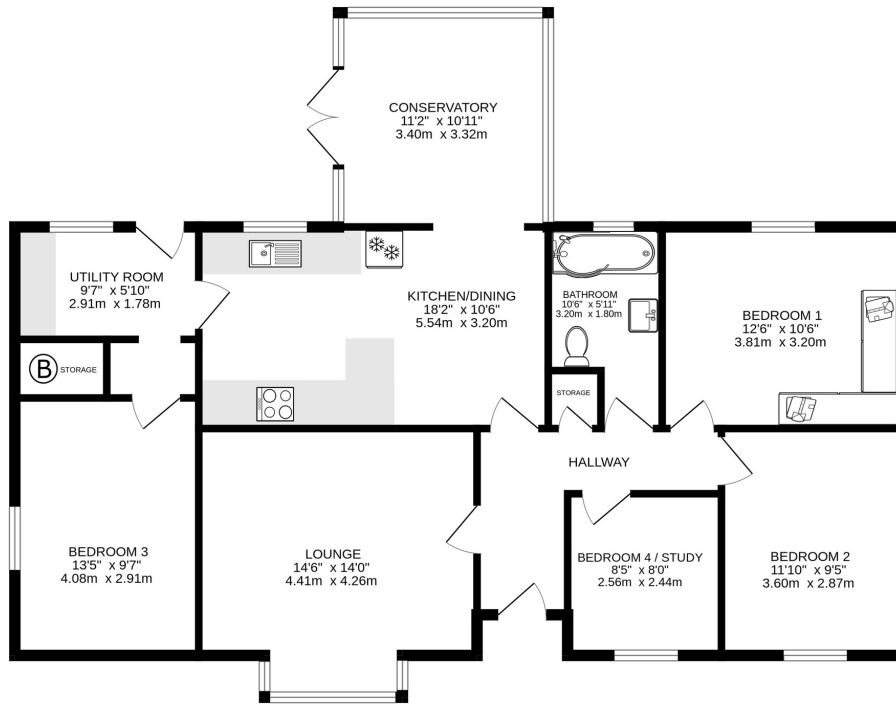
Directions

From Pembroke main street, continue towards the roundabout, taking the 3rd exit onto Lower Lamphey Road. Continue down the hill then turn left onto St Daniel's Hill. Take the first right onto South Road, continue on this road, then turn left into South Meadows. Turn left onto Hywel Way and the property can be found on the left hand side.

Services

Mains water / drainage, gas central heating, fibre optic.





TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metroplan ©2024

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.