



**40 Merlins Hill**

Haverfordwest, Pembrokeshire, SA61 1PQ

OIRO: £280,000 | Freehold | EPC: C





Introducing this exceptional modern detached three-bedroom family home with a double garage, situated in the prestigious heart of Haverfordwest. This property exemplifies contemporary living, offering beautifully appointed interiors, a state-of-the-art kitchen and spacious double bedrooms, making it the perfect residence for discerning families.

Upon entering, you are welcomed into a grand, light-filled entrance hall that immediately conveys a sense of elegance and warmth. The bespoke kitchen, a highlight of the home, is meticulously designed with luxurious marble worktops, premium integrated appliances, and sophisticated pendant lighting. This space flows effortlessly into the dining area, where French doors open onto a large decking area, creating a seamless indoor-outdoor living experience ideal for entertaining. The lounge, generously proportioned and tastefully decorated, features a large bay window that bathes the room in natural light. A striking fireplace serves as a focal point, enhancing the room's inviting atmosphere. The ground floor layout is completed by a functional utility room and WC, adding to the home's practicality. Upstairs, the property offers three well-proportioned bedrooms, each thoughtfully designed to maintain the home's cohesive aesthetic. The luxurious family bathroom is a true sanctuary, featuring a stunning freestanding bath and a walk-in shower, perfectly blending modern design with comfort.

Externally, this home continues to impress. The expansive block-paved driveway provides ample parking space, leading to a double garage with an electric up-and-over door. The south-westerly facing rear garden is a beautifully landscaped retreat, complete with a spacious decking area perfect for al fresco dining, a well-kept lawn, and an additional outbuilding providing valuable extra storage.

Ideally positioned on the outskirts of Haverfordwest, the property offers convenient access to a wealth of local amenities. The town boasts a comprehensive selection of shops, educational institutions, healthcare services, a train station, leisure facilities, and entertainment venues. Moreover, the breathtaking Pembrokeshire coast, with its renowned beaches at Broad Haven and the charming village of Little Haven, lies just four miles to the southwest, along the celebrated Pembrokeshire Coastal Path.





### Entrance Hall

Bright and spacious entrance hall, boasting laminate wood-effect flooring, a convenient coat cupboard, radiator, uPVC double-glazed side window, picture rail, and staircase ascending to the first floor.

### Lounge

4.45m x 3.40m (14'7" x 11'2")

A contemporary family lounge offering a uPVC double-glazed bay window to the front, radiator, laminate wood-effect flooring, picture rail, USB charging power sockets, and an electric fire, slate hearth, and oak mantel.

### Kitchen

6.37m x 3.40m (20'11" x 11'2")

This kitchen, finished to an exceptional standard, is equipped with a variety of wall and base units topped with elegant marble worktops. It includes integrated double fridge/freezers, a Belfast sink with a mixer tap, a dishwasher, and double electric fan ovens paired with a 5-ring induction hob, complemented by a recessed extractor and overhead lighting. The central island, featuring a marble worktop and breakfast bar seating, also includes an integrated wine chiller, power sockets, and additional storage. The kitchen is further enhanced by uPVC double-glazed windows to the side, pendant lights above the island, laminate wood-effect flooring, and a radiator.

### Utility Room

2.50m x 1.50m (8'2" x 4'11")

A practical utility space, complete with base and wall units housing the combi-boiler, a stainless steel sink with mixer tap, and ample space for a washing machine and tumble dryer. Features include laminate wood-effect flooring, a uPVC double-glazed side window, and appropriate lighting.

### Sun Room / Dining Room

4.53m x 3.10m (14'10" x 10'2")

The open-plan dining room benefits from generous natural light via uPVC double-glazed French doors and windows to the rear. It features a vaulted ceiling, laminate wood-effect flooring, a radiator, and integrated lighting.

### WC

Features an obscure uPVC double-glazed rear window, w/c, corner wash hand basin, laminate flooring, and wood cladding on the walls and ceiling.

### First Floor

A carpeted staircase ascends to the landing, offering a side aspect uPVC double-glazed window and a loft hatch providing access to the attic space via a pull-down ladder.

### Bedroom One

4.25m x 3.40m (13'11" x 11'2")

A generously sized master bedroom featuring a uPVC double-glazed bay window to the front, radiator, carpeted flooring, panelled feature wall, and ceiling lights.

### Bedroom Two

3.70m x 3.18m (12'2" x 10'5")

A spacious double bedroom with a uPVC double-glazed rear window, radiator, ceiling light, carpeted flooring, picture rail, and a modern wash hand basin with a tiled splash back and vanity unit.

### Bedroom Three

3.45m x 3.20m (11'4" x 10'6")

A comfortable single bedroom with a uPVC double-glazed front window, radiator, carpeted flooring, and ceiling lighting.

### Bathroom

3.10m x 2.57m (10'2" x 8'5")

A recently renovated bathroom suite featuring a close-coupled w/c, a tiered floor leading to a freestanding oval bath with a freestanding mixer tap and shower head attachment, a large shower unit with alcove shelving, a vanity wash basin with a medicine cabinet, and a touch-activated lighted mirror. The space also includes a retro-style radiator with a towel rail surround, obscure uPVC double-glazed rear windows, extractor fan, and lighting.

### Garage

5.60m x 5.20m (18'4" x 17'1")

A substantial garage with an electric up-and-over door, equipped with power and lighting. Additional features include windows to the rear and side, a side access door, ample storage space, a separate w/c, and a mezzanine area providing access to the roof space.

### Externally

The front of the property showcases a large block-paved driveway and an expansive gravelled driveway to the side, offering vehicular access to the garage. Side access leads to the rear garden, where you'll find a block-built covered bin store. The rear garden boasts a spacious South-West facing decking area, a well-maintained lawn, and a block-built outbuilding fitted with uPVC doors and windows.

### Additional Information

We are advised that all mains services are connected.

### Council Tax Band

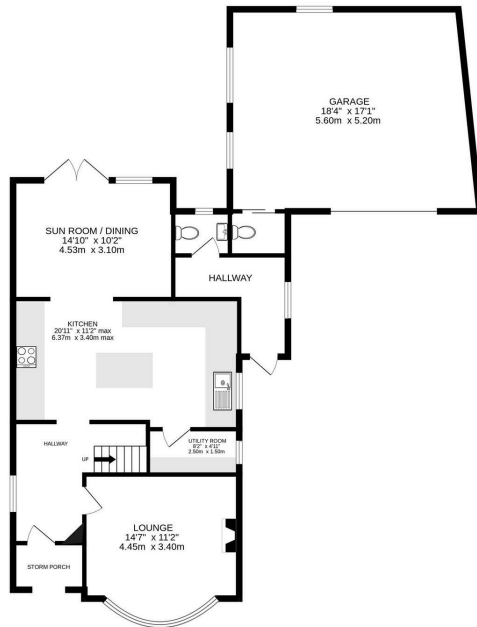
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GROUND FLOOR  
1207 sq.ft. (112.1 sq.m.) approx.

1ST FLOOR  
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA - 1739 sq.ft. (161.6 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.  
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| 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 |   |         |           |
|   |   | 72      | 81        |

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