



Haroldston Glebe Bungalow
Broad Haven, Haverfordwest, SA62 3NA
OIEO: £525,000 | Freehold | EPC: E



Introducing this delightful three-bedroom detached bungalow, set within 1.25 acres of prime land in the sought-after coastal village of Broad Haven. This property offers a harmonious blend of modern living and equestrian potential, with spacious living areas complemented by adjoining grazing paddocks, perfect for those with equine interests.

Recently renovated, the bungalow features a stylish, modern kitchen equipped with sleek units, integrated appliances, and a central island, ideal for cooking enthusiasts. The adjoining utility room enhances practicality, while the welcoming lounge is centred around a charming red brick fireplace, complete with a multi-fuel stove and oak mantle, creating an attractive focal point. The dining room is perfectly suited for entertaining, with space for a large dining table and glass doors that lead into the sunroom—a tranquil spot for relaxation. The property includes three spacious bedrooms, with the master featuring a beautifully modern en-suite shower room, complete with a walk-in rainfall shower. The family bathroom is equally well-appointed, offering a sleek finish perfect for a growing family.

Externally, the property boasts a driveway with ample space for multiple vehicles, leading to a detached double garage, ideal for vehicle storage or use as a workshop. The surrounding gardens offer expansive outdoor space, including a large rear decking area, perfect for entertaining. Adjacent to the bungalow is a large grazing paddock, ideal for equestrian use, and two substantial industrial storage sheds, one of which features a mechanic's pit for added functionality.

Situated just a short walk from the iconic Broad Haven beachfront, this property provides the best of both worlds—convenient beach access paired with the charm of countryside living. The local area is vibrant, with shops, pubs, and eateries all within walking distance, making it easy to engage with the lively community and enjoy the seaside lifestyle. Broad Haven offers a dynamic community, with amenities such as a primary school, post office, grocery stores, and various hostelrys. While the village thrives in the summer months, this bungalow offers a peaceful retreat, tucked away from the main road yet close to the seafront, ensuring both privacy and tranquility.



Kitchen

4.83m x 4.71m (15'10" x 15'5")

This sleek and modern kitchen is designed with oak effect laminate flooring, complemented by matching eye and base level units with soft-close drawers. The solid worktops and tiled splash backs enhance the kitchen's contemporary feel, while a feature island with a breakfast bar provides seating for four. Integrated appliances include a Zanussi fridge/freezer, Bosch eye-level double oven with grill, Cooke & Lewis four-ring electric stove with Neff extractor hood, and a Zanussi dishwasher. French doors open out to the decking and garden area, perfect for seamless indoor-outdoor living.

Lounge

5.14m x 4.66m (16'10" x 15'3")

The lounge is a cosy yet spacious retreat, featuring oak effect laminate flooring and a striking red brick fireplace with a multi-fuel stove set upon a slate hearth with an oak mantle above. A window to the front aspect allows natural light to flood the space, while integrated storage houses the boiler and CCTV system.

Utility Room

3.47m x 1.76m (11'5" x 5'9")

The utility room is both functional and stylish, featuring oak effect laminate flooring and matching eye and base level units with worktops over. It includes a sink with a draining board, integral washing machine and dryer and a door leading directly to the driveway offering convenience.

Dining Room

4.66m x 4.61m (15'3" x 15'1")

Adjoining the kitchen, the dining room exudes charm with oak effect laminate flooring and feature wooden wall panelling. There is ample space for a large dining table, integrated storage, and doors leading to the sunroom. This room is perfect for entertaining guests.

Sun Room

4.20m x 2.61m (13'9" x 8'7")

This inviting sunroom features oak effect laminate flooring, with windows encircling the room and offering views of the rear garden. Wall lighting creates a cosy ambiance, making it an ideal space for relaxation and enjoying the surrounding greenery.

Master Bedroom

4.16m x 3.50m (13'8" x 11'6")

The master bedroom is a spacious double room, featuring carpet underfoot and a window to the front aspect. The room is enhanced with wall panelling and offers space for a dressing table. Steps lead up to the en-suite shower room, providing a private retreat within the home.



En-Suite Shower Room

2.81m x 1.70m (9'3" x 5'7")

The en-suite is finished to a high standard, featuring tiled flooring and walls. The walk-in shower with a rainfall head and glass screen is complemented by a sink set within a vanity unit with mirror and lighting above, a wc, a heated towel rail, and an extractor fan ensuring ventilation.

Bedroom Two

4.79m x 2.26m (15'9" x 7'5")

This double bedroom offers comfort and style, with carpet underfoot and a window overlooking the rear aspect. Recessed wall shelving provides practical storage.

Bedroom Three

4.66m x 2.34m (15'3" x 7'8")

Another well-proportioned bedroom, featuring carpeted flooring, recessed wall shelving, and a window to the front aspect, making it a versatile space for family or guests.

Bathroom

3.44m x 1.53m (11'3" x 5'0")

The family bathroom is well-appointed with tiled flooring and walls. It includes a bath with a shower over and a glass screen, a sink with a vanity unit below, and a mirrored cabinet with surround lighting. The space is completed with a heated towel rail, an extractor fan, and glazed windows to both the front and rear aspects.

External Features

The property boasts a driveway with ample space for multiple vehicles, leading to a double garage. Gravelled pathways guide you to the rear garden, which features a large decking area ideal for entertaining. The garden itself is laid to lawn, bordered by hedges with adjoining grazing paddocks providing a peaceful outdoor retreat. Additionally, two large industrial sheds are available, perfect for use as workshops or machinery storage, with one shed featuring a mechanic pit. The entire property spans 1.25 acres, offering extensive outdoor space and picturesque countryside views.

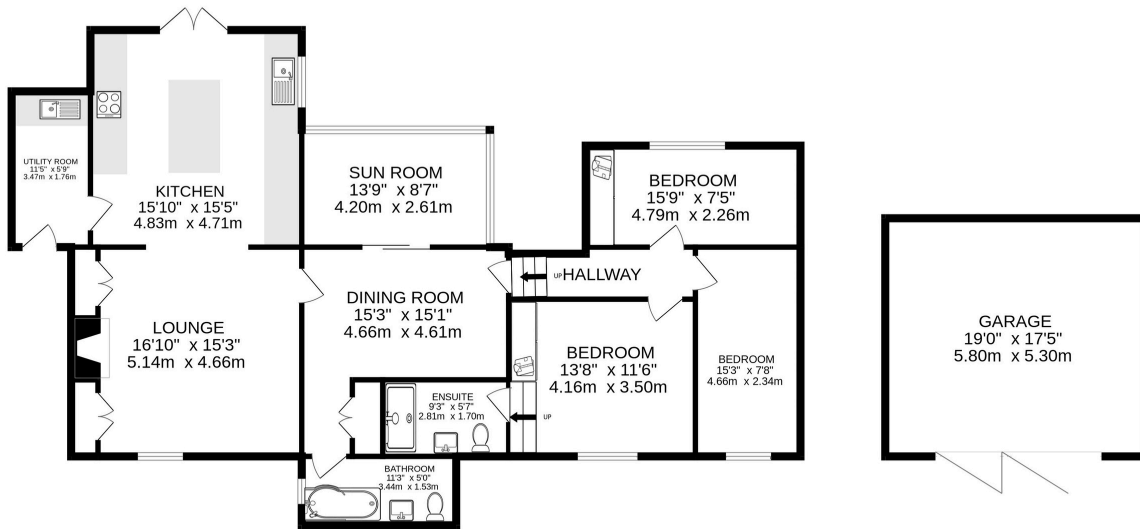
Directions

From Haverfordwest town centre, head up the hill from High Street onto Dew Street. At the traffic lights, keep to the right, then stay in the left lane towards Portfield. Follow this road, bearing slightly right onto Haven Road. Continue along the B4341 until you reach Broad Haven. As you approach the beachfront, turn right onto Haroldston Hill and proceed past the church. Take the next right as indicated by our pointer, and you'll find the property on the right-hand side, marked by our "For Sale" board.

Additional Information

Oil fired central heating. Septic tank. Council tax band - D.





TOTAL FLOOR AREA : 1734 sq.ft. (161.1 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	99
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

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