



**34 Castle High**

Haverfordwest, Pembrokeshire, SA61 2SP

OIRO: £235,000 | Freehold | EPC: F



Introducing this immaculate four-bedroom semi-detached dormer bungalow, set within the county town of Haverfordwest. Perfectly positioned just a short stroll from the town centre, this superb property is an ideal choice for families, offering convenient access to a comprehensive array of amenities and services.

Upon entering, you are welcomed into a light-filled entrance hallway, complete with a striking staircase featuring a contemporary glass balustrade and thoughtfully designed storage solutions. The spacious lounge provides ample room for both relaxation and dining, seamlessly connecting to the rear garden through glazed doors. The recently upgraded kitchen exudes style, fitted with a range of high-quality units and premium integrated appliances, while the adjoining utility area enhances practicality. Two well-proportioned bedrooms and a sleek, modern family bathroom complete the ground floor. Upstairs, the expansive master bedroom boasts a stylish ensuite shower room, with a versatile fourth bedroom that can serve as a guest room or private dressing area.

Externally, the property is approached via a private driveway accommodating two vehicles, with side access to the rear. The garden has been beautifully landscaped, featuring a generous patio and a well-maintained lawn, perfect for entertaining or family gatherings. An elevated seating area provides a peaceful retreat, surrounded by feather-edge fencing for added seclusion.

Located within walking distance of the town centre, the property is ideally placed for local schools and amenities, with excellent transport links. The area also offers access to scenic river walks and the spectacular Pembrokeshire coastline, with the renowned beaches of Broad Haven and Little Haven only a short drive away.



### Entrance Hallway

uPVC front door with glazed window panel leading into a bright hallway with laminate flooring. Features a contemporary glass balustrade staircase ascending to the upper level, under-stair storage, and an additional integrated storage cupboard offering practicality and convenience.

### Lounge

**4.95m x 3.54m (16'3" x 11'7")**

A spacious lounge with laminate flooring and stylish wall panelling. The rear-facing window and uPVC door open out to the garden, allowing plenty of natural light. Includes space for a dining table.

### Kitchen

**3.53m x 2.57m (11'7" x 8'5")**

Well-appointed kitchen featuring laminate flooring and a comprehensive range of matching eye-level and base units, topped with ample work surfaces. Incorporates a double sink with drainer, integrated appliances including an eye-level oven, microwave, fridge/freezer, and a four-ring electric hob with extractor fan. The adjacent pantry provides additional storage. Front-facing window and uPVC door to the side leads to the utility area.

### Utility / Porch

A functional area with tiled flooring, windows to the side and rear, and a uPVC door for access to the front, ideal for additional storage or laundry space.

### Bathroom

**2.54m x 1.48m (8'4" x 4'10")**

Modern bathroom finished with tiled flooring and tiled walls. Features a wash hand basin set within a vanity unit, close coupled WC, and a bath fitted with dual rainfall and handheld shower attachments, glass screen, and heated towel rail. Includes a frosted glazed window for privacy and an extractor fan for ventilation.

### Bedroom

**3.54m x 3.30m (11'7" x 10'10")**

Spacious double bedroom with plush carpeting, wall panelling, and a window overlooking the rear garden.

### Bedroom

**3.53m x 2.33m (11'7" x 7'8")**

Featuring carpet underfoot and wall panelling, complemented by a fore aspect window making it a versatile space for use as a bedroom or home office.

### Landing

Carpeted landing area, illuminated by a velux window, with access to both upper-level rooms.

### Bedroom

**4.34m x 4.32m (14'3" x 14'2")**

Expansive double bedroom with soft carpet underfoot and a velux window, creating a light and airy space. Includes eave storage for added convenience.

### En-Suite Shower Room

**2.15m x 1.60m (7'1" x 5'3")**

En-suite finished with vinyl waterproof flooring and panelled walls. Incorporates a WC, wash hand basin set within a vanity unit, and a corner shower cubicle with rainfall head and glass screen. A velux window and extractor fan ensure ventilation.

### Bedroom

**4.34m x 2.19m (14'3" x 7'2")**

Single bedroom with carpeted flooring, ideal as a guest room or dressing area, complete with a velux window for natural light.

### Externally

The property is approached via a private driveway with parking for two vehicles and access to the front and side of the home. The rear garden is beautifully landscaped, featuring a spacious patio and a well-kept lawn, ideal for family gatherings or outdoor dining. An elevated seating area provides a tranquil space to enjoy, bordered by feather-edge fencing to ensure privacy and seclusion.

### Additional Information

We are advised that all mains services are connected. Electric heating throughout.

### Council Tax Band

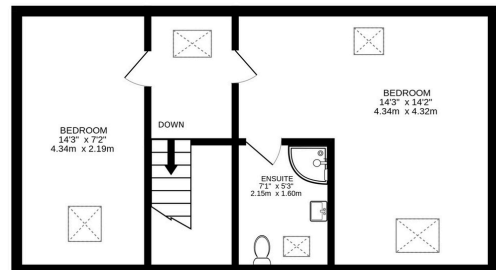
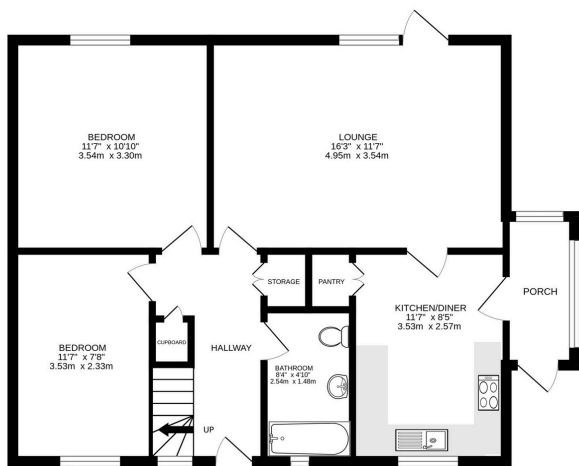
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GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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		83
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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