



Ty Ni, Portfield Gate

Haverfordwest | Pembrokeshire | SA62 3LS

Guide Price: £350,000 | Freehold | EPC: E



Introducing this three-bedroom detached bungalow set in the sought-after hamlet of Portfield Gate and offering excellent potential throughout. With impressive kerb appeal, landscaped gardens, and a spacious internal layout, it presents an ideal opportunity for buyers looking to modernise and create a home tailored to their own lifestyle.

Internally, the property opens into a bright and welcoming hallway, setting the tone for the well-proportioned accommodation. The lounge is a comfortable and airy space, enhanced by a feature fireplace and direct access to the conservatory, where triple-aspect glazing offers tranquil views over the rear garden. The kitchen is fitted with a range of units, with tiled splashbacks and space for appliances, and leads into a practical utility room with direct garden access. Each of the three bedrooms offer generous proportions, with the master benefitting from an en-suite shower room. A fourth room offers excellent potential as a dedicated home office or study, providing a quiet and versatile space. The family bathroom is fully tiled and features a P-shaped bath with electric shower, WC, and wash basin with storage.

The property exudes kerb appeal, featuring a block-paved driveway that provides ample parking and access to a detached double garage. The front garden is planted with mature shrubs and flowering borders, while a stone archway leads to a private rear garden, mainly laid to lawn with patios, mature trees, greenhouse and fencing for added privacy.

Strategically located on the outskirts of Haverfordwest, this home ensures easy access to a wide array of amenities, including a vast selection of shops, educational facilities, healthcare services, a train station, leisure centres, and entertainment options. Additionally, the renowned Pembrokeshire coast, celebrated for its stunning beaches at Broad Haven and the quaint village of Little Haven, is just four miles to the southwest, near the famous Pembrokeshire Coastal Path. This prime location offers a unique blend of town convenience and the scenic beauty of Wales' coastal landscapes, presenting an unrivalled lifestyle opportunity.



Entrance Hallway

A tiled porch entrance with glazed door opening into a welcoming hallway with carpet underfoot. Provides access to the main reception rooms, bathroom, and bedrooms. Features a radiator, wall-mounted thermostat, and integrated storage ideal for coats and footwear.

Kitchen

3.98m x 2.66m (13'1" x 8'9")

Vinyl flooring complements a well-appointed selection of matching solid wood eye and base level units with work surfaces above and tiled splash backs. Includes an integrated electric oven with four-ring induction hob and extractor hood, and a stainless steel sink with drainer. Space for an under-counter fridge and dishwasher. Window to the front aspect. Leads through to utility room.

Utility Room

2.66m x 1.89m (8'9" x 6'2")

Tiled flooring with base units, stainless steel sink, tiled splash backs, and space for a washing machine. Houses the gas boiler and heating controls. Windows to both front and side aspects, with a door opening out to the rear garden.

Lounge

5.59m x 3.56m (18'4" x 11'8")

Spacious reception room with carpeted flooring and ample space for lounge seating. Features an electric fire with granite surround, two radiators, and TV connection point. Window to the side aspect. Opens into the conservatory.

Conservatory

3.52m x 2.78m (11'7" x 9'1")

Tiled flooring throughout with uPVC triple-aspect glazing offering views over the rear garden. Generous space for seating and relaxation.

Office/Study

3.56m x 2.39m (11'8" x 7'10")

Ideally suited as a home office or study, this room offers a quiet outlook over the rear garden. Finished with carpet, a radiator and benefits from loft access via a hatch.

Bedroom One

3.98m x 2.73m (13'1" x 8'11")

Double bedroom with carpeted flooring and ample space for freestanding wardrobes. Radiator and rear-facing window offering views of the garden.

Bedroom Two

3.24m x 2.59m (10'8" x 8'6")

A double bedroom, finished with carpeted flooring, featuring internet connection points, radiator, provision for wardrobes, and a side-facing window with views over the front garden.

Bathroom

2.24m x 1.67m (7'4" x 5'6")

Fully tiled with a P-shaped bath and electric shower over, glass shower screen, WC, and wash basin with mirrored cabinet above and shaving point. Heated towel rail. Window to side aspect.

Bedroom Three

5.32m x 4.66m (17'5" x 15'3")

Generously proportioned master bedroom with carpeted flooring, ample room for wardrobes and drawers, radiator, and TV connection point. Dual windows to the front aspect with garden views. Access to en-suite.

En-Suite

1.76m x 1.67m (5'9" x 5'6")

Featuring a tiled floor and part-tiled walls, this en-suite comprises of a WC, vanity basin with integrated storage, and a mirrored cabinet above. The electric shower is enclosed by a curved glass screen, A shaving point and heated towel rail for. practicality Window to the side aspect.

Externals

Boasting exceptional kerb appeal, the property is approached via stone pillars leading to a block-paved driveway providing generous parking and access to a double garage via twin doors. The front garden is landscaped with a selection of mature shrubs, flowering borders, and neatly clipped hedging. A stone archway leads to the rear garden, predominantly laid lawn with established planting, mature trees, and patio area perfect for alfresco entertaining. While additional paved pathways extend to a greenhouse and rotary airer. The entire garden is fully enclosed by fencing, ensuring seclusion and privacy.

Additional Information

We are advised that all mains services are connected. The property benefits from LPG central heating.

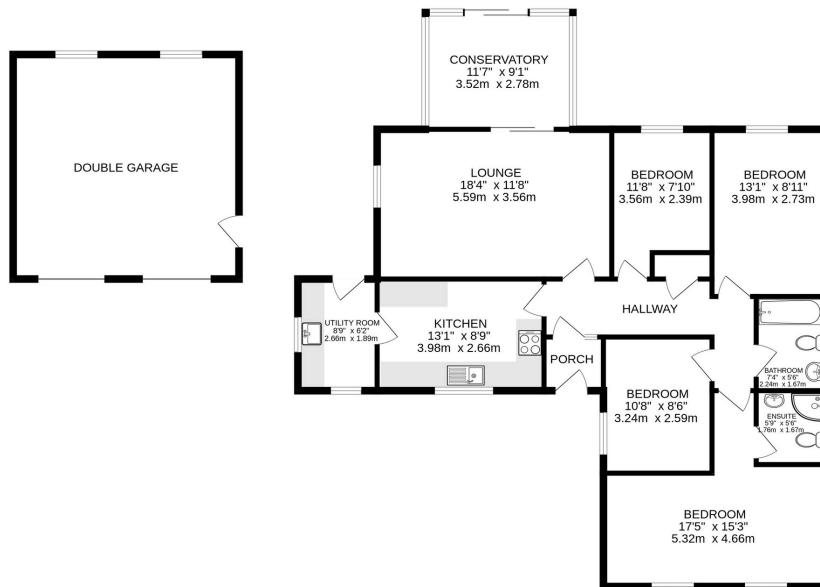
Council Tax Band

F (£2,386.18)





GROUND FLOOR 1453 sq.ft. (134.9 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (134.9 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	
Very energy efficient - lower running costs	Current Potential
(94-100) A	
(81-93) B	
(69-80) C	
(55-68) D	65
(39-54) E	42
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive	

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