



1, Kingsmere Close

Haverfordwest | Pembrokeshire | SA61 2PT

OIRO: £310,000 | Freehold | EPC: D



Set on a generous corner plot within the sought-after Kingsmere Close development, this well-presented family home offers spacious and thoughtfully arranged accommodation, ideal for modern living. Finished in a contemporary style, the property features a recently converted garage now serving as a versatile reception room, along with a west-facing garden, off-road parking, and a smart timber-clad exterior.

A welcoming entrance hall leads into a bright bay-fronted lounge, where natural light and generous proportions create a warm, inviting space. Folding doors open into a stylish open-plan kitchen and dining area, perfectly suited to both everyday family life and entertaining. The kitchen is appointed with sleek cabinetry, integrated appliances, a breakfast bar, and French doors that open directly to the garden. The converted garage provides valuable additional space, offering flexibility for use as a home office, playroom, or snug. A practical utility room completes the ground floor plan. Upstairs, three good-sized bedrooms offer comfortable accommodation, including a master large enough to accommodate a king-size bed. The family bathroom is finished to an excellent standard, complete with modern fittings and a rainfall shower.

The rear garden benefits from a sunny west-facing aspect, with a flagstone patio, lawn, garden shed, and timber fencing offering both functionality and privacy. A private driveway at the front of the property provides off-road parking for one vehicle, and the exterior is completed with a mix of timber cladding and brick-effect detailing for a clean, modern finish.

Ideally located in a well-established area of Haverfordwest, the property enjoys close proximity to a range of local amenities including schools, shops, healthcare facilities, and transport links. The nearby coastline, with Broad Haven beach and the renowned Pembrokeshire Coast Path, lies just a short drive away—offering easy access to some of the county's most scenic coastal landscapes.



Entrance Hallway

A uPVC entrance door opens into this practical hallway, finished with laminate flooring underfoot. From here, there is access to the WC, lounge, and open-plan kitchen/diner. A carpeted stairway rises to the first-floor rooms, while additional features include an understairs storage cupboard and provision for internet connectivity.

WC / Cloakroom

1.94m x 1.00m (6'4" x 3'3")

Tiled from floor to wall, this cloakroom is fitted with a WC and a wash hand basin with mirror above with a window to the fore aspect.

Lounge

4.36m x 3.94m (14'4" x 12'11")

Laminate flooring continues in this well-proportioned lounge, which provides ample space for seating. A large bay window to the fore aspect floods the room with natural light, with a radiator positioned beneath. Folding double doors open into the adjoining dining area, allowing for an easy flow between the two spaces.

Kitchen / Dining Area

6.64m x 2.73m (21'9" x 8'11")

Laminate flooring runs throughout this bright and spacious kitchen/diner, with French doors opening to the rear garden—ideal for entertaining. There's room for a family dining table and a breakfast bar for additional seating. The kitchen features modern eye and base level units with worktops over and tiled splash backs. A composite 1.5 sink sits beneath a rear-facing window, with integrated Beko oven, Bosch induction hob, and space for a freestanding fridge/freezer. A sliding stable door leads through to the playroom.

Reception Room / Playroom

5.30m x 2.45m (17'5" x 8'0")

Laminate flooring runs throughout this versatile room, currently used as a playroom but equally suited as a snug, or home office. A sliding farmhouse door maximises space, and full-length glazing to the rear, plus a window to the fore, provide plenty of natural light. A uPVC glazed door leads to the rear patio and garden.

Utility Room

4.11m x 1.67m (13'6" x 5'6")

Fitted with complementary cabinetry and a stainless steel sink, this utility room offers practical storage and plumbing for a washing machine and tumble dryer. An integrated cupboard provides additional storage, and a Worcester boiler is housed here. Electric velux windows supply natural light, and a uPVC door leads to the rear garden.

First Floor

Bedroom One

3.83m x 3.55m (12'7" x 11'8")

Carpeted underfoot, this generous double bedroom comfortably accommodates a king-size bed, wardrobes and drawers. Decorative wall panelling adds character, and TV connections are in place. A window to the fore aspect provides natural light.

Bedroom Two

3.83m x 2.72m (12'7" x 8'11")

Laid with carpet, this comfortable double bedroom offers ample space for freestanding furniture. A window to the rear aspect allows for natural light, with a radiator positioned beneath.

Bedroom Three

2.73m x 2.69m (8'11" x 8'10")

Currently used as a nursery, this single bedroom features carpet underfoot and offers space for essential bedroom furniture. Decorative wall panelling adds charm, while a window to the rear aspect provides natural light with a radiator positioned beneath.

Bathroom

2.69m x 1.66m (8'10" x 5'5")

Fully tiled walls and flooring create a sleek, low-maintenance finish in this contemporary family bathroom. It features a panelled bath with shower screen and rainfall shower head, WC, and wash hand basin with mirror above. A heated towel rail is fitted and a window to the fore aspect brings in natural light.

External

Occupying a low-maintenance corner plot in a sought-after area of Haverfordwest, this property benefits from a west-facing rear garden—perfect for enjoying afternoon and evening sun. A flagstone patio offers space for outdoor seating and entertaining, while a lawned area and garden shed provide practical and versatile use, all enclosed by wooden fencing for privacy. To the front, there is a driveway with parking for one vehicle. The exterior features an attractive mix of wooden cladding and brick-effect detailing for a contemporary finish.

Additional Information

We are advised that all main services are connected. The attic is boarded throughout the main area for additional storage.

Council Tax Band

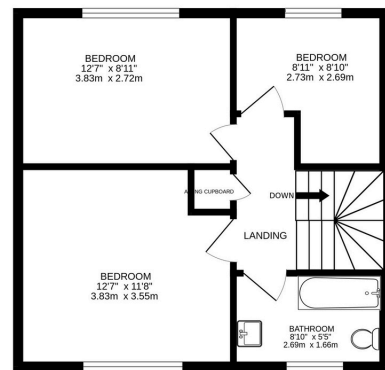
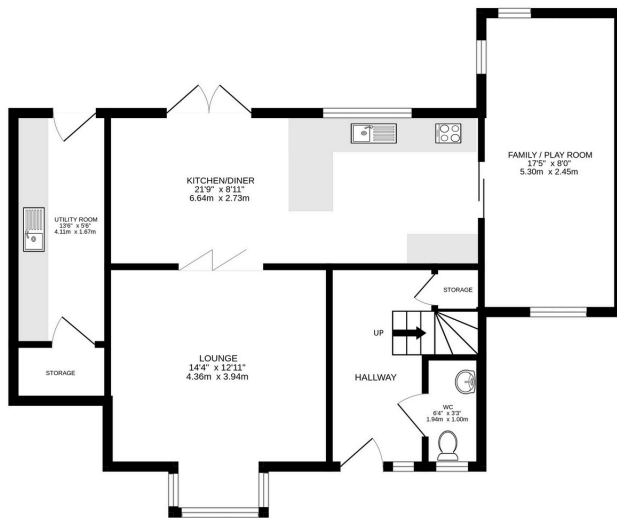
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GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.

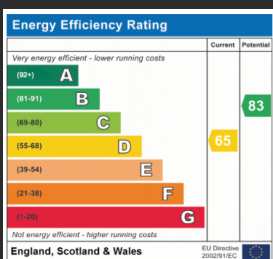
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

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