



10, Elidyr Park

Llangwm, Haverfordwest, SA62 4NW

Guide Price £599,950 | Freehold | EPC: C



Located within a private development of just sixteen individual homes, this impeccably renovated five-bedroom residence offers expansive, modern family living in the peaceful village of Llangwm. Set within easy reach of Haverfordwest, Pembroke and Milford Haven, the property extends over three floors and delivers over 3,500 sq ft of high-specification accommodation, combining contemporary elegance with everyday practicality.

Approached via a wide block-paved driveway, the house opens into a striking galleried entrance hall where the scale of the interior is immediately evident. A bespoke oak staircase rises to the upper levels, and a discreet cloakroom is positioned just off the hallway. To the front, the principal reception room is a generously proportioned space designed for both entertaining and relaxation, complete with a ceiling-mounted projector and integrated studio-grade surround sound.

At the rear, the open-plan kitchen and dining area is fitted with bespoke cabinetry, premium appliances and sleek work surfaces, forming the social heart of the home. Beyond this, a beautifully appointed sunroom with a log-burning stove features full-height apex glazing and French doors that open directly onto the garden — a space designed to maximise light, outlook and year-round usability. A separate utility room sits just off the kitchen, providing additional storage and laundry facilities, and also giving access to a ground floor wet room and the integral garage.

The first floor is arranged around an impressive galleried landing with access to a balcony overlooking the front of the property. Four double bedrooms are located on this level, including a superb principal suite complete with fitted dressing room and contemporary en suite. A recently refurbished family shower room serves the remaining bedrooms. The second floor adds further versatility, comprising a substantial games or leisure room, a fifth double bedroom, and an additional en suite — ideal for older children, long-term guests or those seeking a semi-independent living space.

Externally, to the fore, a block-paved driveway provides ample off-road parking and access to the integral double garage. The rear of the property features a paved terrace, ideal for outdoor seating, alongside a raised planting area and a level lawn. Additional features include a timber garden shed, a designated area for a hot tub (included in the sale), and a gravelled path to the side with log storage and gated access. Mature hedging and established shrubbery provide a sense of privacy and enclosure, completing the setting.

Llangwm is a vibrant village with a strong sense of community, recognised by The Sunday Times as one of the UK's best places to live. It offers a well-regarded primary school, local pub, sports club, and outreach surgery. Just seven miles away, the county town of Haverfordwest provides a wider range of amenities, including a hospital, mainline rail links, supermarkets, and leisure facilities. The stunning Pembrokeshire coastline—with beaches at Newgale, Broad Haven, and Little Haven—is also within easy reach.

Additional Information:

We are informed that all mains services are connected. The property benefits from an oil-fired central heating system, with underfloor heating to both the ground and first floors, and radiators serving the second floor. Each room is fitted with individual temperature controls to allow for zoned heating. A ceiling-integrated speaker system, compatible with smart devices such as Amazon Echo, provides independently controlled audio throughout the home. High-speed connectivity is available via a Starlink satellite internet system. The hot tub, projector screen, and pool table are available by separate negotiation. A communal road maintenance fee is payable annually, currently set at approximately £150.

Council Tax Band:

G (2,753.28)



Entrance Hall

5.23m x 4.11m (17'2" x 13'5")

Porcelain tiled flooring flows from the entrance, accessed via uPVC doors with decorative stained-glass insets. A double vaulted ceiling enhances the sense of space, while a carpeted staircase rises centrally. There is generous room for coats and shoes, with wall lighting creating a warm welcome. The hallway offers access to the lounge, kitchen, and WC.

WC

Finished with tiled flooring and coordinated tiled surrounds, this convenient cloakroom includes a WC and a wash basin set within a contemporary vanity unit. An extractor fan is fitted for ventilation.

Lounge

5.65m x 6.06m (18'6" x 19'10")

Tile flooring underfoot anchors this expansive reception room, accessed via solid oak double doors. The space comfortably accommodates multiple seating arrangements and features a built-in 150-inch ceiling-mounted projector screen with surround sound for immersive viewing. A modern bioethanol fireplace provides a stylish focal point, complemented by underfloor heating and wall lighting. A large window frames the front aspect, while decorative stained glass to the side adds further charm, all set within deep wooden sills.

Kitchen

4.83m x 3.60m (15'10" x 11'9")

Continuing the tiled flooring, the kitchen offers a sleek and highly functional layout. Charcoal grey matching base and wall-mounted units are paired with sleek Dekton worktops over and tiled splashbacks. Integrated lighting includes both base, under-counter strip lights and ceiling spotlights. Premium AEG appliances include an induction hob with built-in extractor, oven, microwave, built-in coffee machine, and separate integrated fridge and freezer. An under mounted sink with a Quooker tap offers both boiling and filtered cold water.

Utility Room

3.26m x 2.62m (10'8" x 8'7")

Finished with tiled flooring and underfloor heating, the utility room includes matching cabinetry and Dekton worktops, plumbing for laundry appliances, and an extractor fan for ventilation. Additional built-in storage enhances functionality.

Wet Room

2.39m x 2.07m (7'10" x 6'9")

Fully tiled throughout, this practical ground floor shower room includes a corner shower, WC, and a vanity unit with inset sink and mirrored cabinet above. A window to the rear aspect provides natural ventilation.





Double Garage

4.67m x 7.59m (15'3" x 24'10")

A spacious double garage, currently used for storage and leisure, featuring built-in cabinetry and side-facing windows for natural light. It houses the Tempest hot water cylinder and offers ample room for gym equipment, including a treadmill. A professionally installed golf simulator (not included in the sale) highlights the versatility of the space.

Sun Room

4.98m x 4.10m (16'3" x 13'5")

Tiled flooring continues into this bright and welcoming sunroom. A focal log burner adds character, while uPVC windows to three aspects offer panoramic views of the surrounding garden. Additional light is drawn from overhead Velux windows, and French doors open to the side patio.

First Floor - Landing

6.79m x 4.11m (22'3" x 13'5")

Carpeted flooring extends across a striking galleried landing that overlooks the entrance hall below. French doors lead onto a front-facing balcony with decorative metal railings, flanked by two additional windows that enhance the natural light. A built-in storage cupboard with shelving offers practical organisation, while doors lead to the bedrooms and family bathroom. A wooden staircase continues upwards to the attic rooms.



Family Bathroom

2.87m x 3.60m (9'5" x 11'9")

Marble-effect tiled flooring and part-tiled walls create a refined setting for this luxurious bathroom. Features include a WC and a twin sink vanity unit with marble-effect worktops, matching upstands, and mirrors above. A walk-in double shower is fitted with a rainfall shower head, inset speakers in the ceiling, and an extractor fan. A rear-facing window provides natural ventilation.

Master Bedroom

4.78m x 6.06m (15'8" x 19'10")

Set on elegant wood flooring, this expansive principal bedroom accommodates a Super King-size bed with a bespoke headboard, alongside built-in double wardrobes and ample space for additional furnishings. A large window to the front aspect is fitted with blackout blinds.

Dressing Room & En-Suite

2.82m x 3.60m (9'2" x 11'9") & 1.80m x 3.59m (5'10" x 11'9")

Tiled flooring continues into a fitted dressing area with rails, drawers, shelving, and a rear-facing window. The adjoining fully tiled ensuite features a high-tech Japanese WC, twin sinks with Bluetooth mirrors, and a walk-in rainfall shower with recessed shelving. A rear window, extractor fan, and heated towel rail complete the space.

Bedroom Two

3.47m x 3.60m (11'4" x 11'9")

Carpeted and currently configured as a home office, this spacious double bedroom offers room for a full wardrobe and furnishings. A window to the rear aspect provides garden views.

Bedroom Three

3.83m x 4.98m (12'6" x 16'3")

Laid with wooden flooring, this generously proportioned bedroom comfortably accommodates a double bed, seating area, and additional furniture. Built-in double wardrobes and TV connections are provided, with a front-facing window.

Bedroom Four

4.13m x 4.08m (13'6" x 13'4")

Also with wood flooring, this double bedroom features built-in wardrobes and space for freestanding furniture. A rear-facing window.

Second Floor - Bedroom Five

5.57m x 4.98m (18'3" x 16'4")

A spacious attic bedroom laid with soft carpet, offering ample room for a double bed, freestanding furniture, and a dressing table. Built-in sliding wardrobes provide generous storage, while TV connections are in place. A rear-facing Velux window allows natural light.

En-Suite Shower Room

2.35m x 2.32m (7'8" x 7'7")

Tiled flooring continues into the private ensuite, which includes a walk-in rainfall shower, WC, and a sleek vanity unit with sink. Part-tiled walls, a heated towel rail, and high-quality fittings complete the space.

Recreation Room

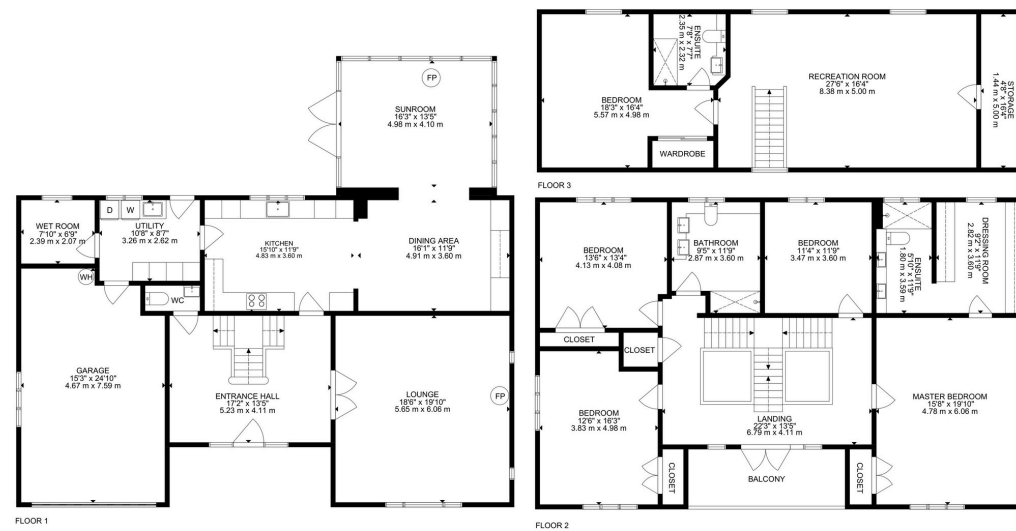
8.38m x 5.00m (27'6" x 16'4")

Carpeted throughout, this versatile entertainment space easily accommodates a pool table, dartboard, and media setup. Velux windows to both front and rear aspects flood the room with natural light. A built-in storage cupboard with shelving, kitchen unit with worktop, and drinks fridge add further functionality, making it ideal for entertaining.

External Areas

To the front, a block-paved driveway provides off-road parking for multiple vehicles. The rear garden has been thoughtfully landscaped to include a paved patio area, raised planting beds, and a well-maintained lawn. A timber garden shed, hot tub area, and designated rotary line space are bordered by mature hedging and established shrubs. A gravel path with log storage runs along the side, offering convenient access around the property.





GROSS INTERNAL AREA
FLOOR 1: 132 m², 1420 SQ FT, FLOOR 2: 145 m², 1538 SQ FT, FLOOR 3: 78 m², 839 SQ FT
EXCLUDED AREA: GARAGE: 33 m², 355 SQ FT
TOTAL: 355 m², 3768 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

10, Elidyr Park
Llangwm, Haverfordwest, SA62 4NW
Guide Price £599,950

Enquire



Dan Bryce MNAEA

01437 620 220 | dan@bryceandco.co.uk



Visit Our Website

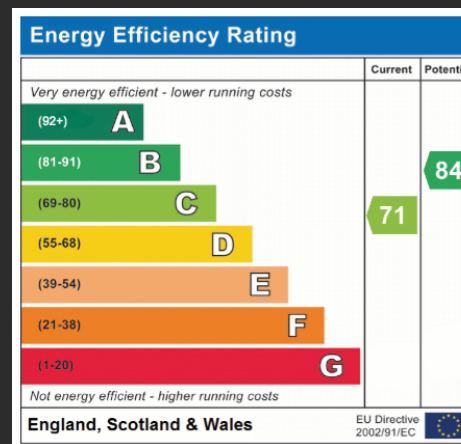
www.bryceandco.co.uk/properties



Find Us On Instagram

www.instagram.com/bryce.and.co

Energy Performance Certificate



What3Words

[wider.weeds.bulbs](https://www.what3words.com/wider.weeds.bulbs)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.