



## Sallan

Freystrop, Haverfordwest, SA62 4LQ

Guide Price Of £425,000 | Freehold | EPC: E



Occupying a generous plot with beautifully landscaped gardens, this immaculately presented detached bungalow has been extensively modernised to an excellent standard to create a bright and stylish home with well arranged single storey accommodation throughout.

The property is entered via a welcoming entrance hallway with oak effect flooring, leading through to a spacious dual aspect lounge centred around a log burner. The room offers ample space for a variety of seating arrangements and enjoys excellent natural light throughout the day. Positioned to the rear, the kitchen has been fitted with an attractive range of shaker style cabinetry complemented by quartz worktops and integrated appliances. A breakfast bar and dedicated dining area provide an ideal everyday living space, with french doors opening directly onto the rear patio and gardens beyond. A separate utility room is positioned adjacent to the kitchen. There are three generously sized double bedrooms, all presented to a high standard, together with a contemporary fully tiled bathroom featuring both a panelled bath and walk-in shower with rainfall fitting.

Externally, the gardens have been landscaped to provide attractive and easily maintained outdoor spaces. To the front, a substantial tarmac driveway offers off road parking for multiple vehicles and is bordered by gravelled and lawned areas. Steps and pathways lead around to the enclosed rear garden, where a generous patio seating area and extensive lawn provide an excellent setting for outdoor dining and entertaining. The property further benefits from a detached garage with roller door, together with a rear boot room and toilet block. In addition, a detached office / gym / summer house offers valuable additional space suitable for home working, leisure or studio use.

Located just outside Haverfordwest, Freystrop offers proximity to educational and recreational amenities within the secondary school catchment area. The adjoining village of Hook boasts a local shop, social club, cricket field, park, primary school and scenic walks. Haverfordwest, only six miles away, provides comprehensive amenities, while the renowned beaches of Broad Haven and the picturesque village of Little Haven on the Pembrokeshire coast are easily accessible.



### Entrance Hallway

UPVC front door with translucent glazed windows to either side opening into a welcoming entrance hallway with click oak effect flooring throughout. Doors provide access to the reception rooms and bedrooms.

### Lounge

**6.30m x 4.83m (20'8" x 15'10")**

A spacious and well presented reception room featuring click oak effect flooring and a charming log burner set on a slate hearth, creating an attractive focal point. The room offers ample space for a variety of seating arrangements, whilst windows to the front and side aspects allow for an abundance of natural light.

### Kitchen

**7.26m x 3.41m (23'10" x 11'2")**

A stylish and well appointed kitchen fitted with a range of matching shaker style wall and base units complemented by quartz worktops and matching upstands. Integrated appliances include a fridge freezer, eye level double oven, dishwasher and pull-out bin, whilst a ceramic four ring hob with extractor over and under mounted 1.5 bowl stainless steel sink complete the space. A breakfast bar provides seating for three stools beneath pendant lighting, with additional room for a dining table. French doors open out onto the patio area, and a window overlooks the rear garden.

### Utility

**1.68m x 1.56m (5'6" x 5'1")**

Click oak effect flooring throughout, with matching shaker style wall and base units fitted with worktops and splashbacks over. The utility room provides plumbing for an under counter washing machine and tumble dryer, with the boiler housed within the room.

### Bedroom One

**4.80m x 3.19m (15'9" x 10'6")**

A generously proportioned double bedroom with carpeted flooring and ample space for a double bed and a range of bedroom furniture. A window to the front aspect provides natural light.

### Bedroom Two

**3.67m x 3.17m (12'1" x 10'5")**

A well sized double bedroom with carpeted flooring and ample space for bedroom furnishings. A window to the side aspect completes the room.

### Bedroom Three

**3.67m x 3.17m (12'1" x 10'5")**

A further double bedroom with carpeted flooring, offering ample space for a double bed and accompanying furniture. Window to the side aspect.

### Bathroom

**2.76m x 2.63m (9'1" x 8'8")**

A fully tiled bathroom suite comprising WC, wash hand basin with vanity storage beneath and full length mirror above, panelled bath and a walk-in shower fitted with a rainfall shower head and glass screen. Additional features include recessed tiled shelving, heated towel rail, extractor fan and a window to the rear aspect.

### Externally

To the front of the property are landscaped gardens incorporating gravelled and lawned areas, together with a tarmac driveway providing parking for multiple vehicles. Steps and pathways lead around to the enclosed rear garden, which features a patio seating area and a large lawn bordered by feather edge fencing. The property further benefits from a detached garage with roller door, together with a small toilet block and boot room located to the rear. An additional office / gym / summer house provides an ideal space for home working or leisure use.

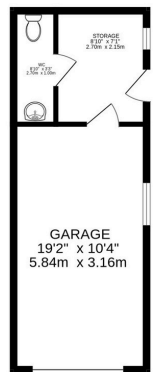
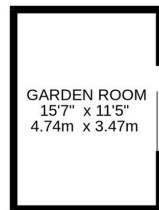
### Additional Information

We are advised that mains services are connected with LPG central heating installed.

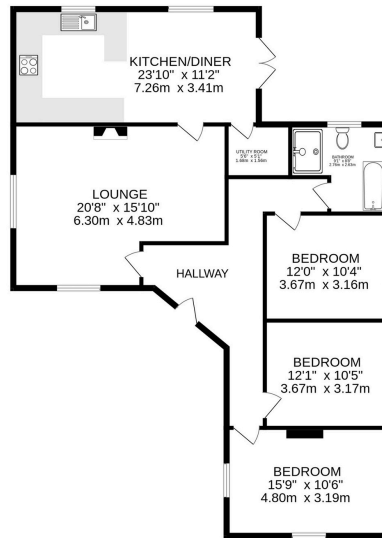
### What3Words

entertainer.lunges.profiled





GROUND FLOOR  
1703 sq.ft. (158.2 sq.m.) approx.



TOTAL FLOOR AREA: 1703 sq.ft. (158.2 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.  
Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.