



199 Haven Road
Haverfordwest, SA61 1DQ
Guide Price Of £450,000 | Freehold | EPC: D



Positioned along the sought-after Haven Road, this beautifully presented detached family home has been modernised to create spacious and adaptable accommodation throughout. Retaining a number of attractive character features whilst incorporating contemporary improvements, the property is well suited to modern family life and enjoys a convenient position close to local schools, amenities and transport links.

At the centre of the home is an impressive open-plan kitchen and dining room, fitted with shaker-style cabinetry, granite worktops, integrated appliances, and a central island. Windows to both the front and rear aspects allow natural light to fill the space, which opens into a bright family room with skylight and a versatile sun room with bi-fold doors leading out to the garden. A separate lounge provides a welcoming reception space, featuring a log burner and direct access onto the patio. The ground floor is completed by a utility room, contemporary shower room and integral garage.

The first floor offers four well-proportioned bedrooms, including a generous principal bedroom with dual aspect windows and built-in storage. A family bathroom, finished with fully tiled walls and flooring, serves the remaining accommodation.

Externally, the property benefits from a wide paved driveway providing ample off-road parking. To the rear, a substantial private garden incorporates a patio seating area, extensive level lawn and mature hedging, creating an excellent space for outdoor dining, entertaining and family enjoyment.

The property is also ideally positioned for exploring the Pembrokeshire coastline, with the sandy beach at Broad Haven approximately six miles away. The popular coastal villages of Little Haven and Newgale, together with the wider Pembrokeshire Coast National Park, are all within easy reach.



Entrance Porch

The property is accessed via an entrance porch with tiled flooring and sliding doors. A stained-glass effect uPVC entrance door opens into the welcoming entrance hallway.

Hallway

Solid wood flooring extends throughout the hallway, which benefits from an understairs storage nook providing space for coats and shoes. Stairs lead to the first floor.

Open Plan Kitchen/Dining

7.84m x 5.13m (25'9" x 16'10")

A spacious open-plan kitchen and dining room with oak flooring and underfloor heating throughout. Shaker-style wall and base units are complemented by granite worktops and matching upstands, whilst a central island provides additional preparation space and incorporates a solid oak worktop, pendant lighting and seating for three. Integrated appliances include a dishwasher, fridge double oven and induction hob with integrated extractor. Further features include a ceramic Belfast sink, tile-effect splash back and a uPVC window overlooking the rear garden. To the front, a bay window provides an attractive outlook and ample space for a dining table.

Utility Room

2.89m x 2.48m (9'6" x 8'2")

Oak flooring continues into the utility room, which is fitted with a range of matching shaker-style wall and base units. The room incorporates a sink, plumbing for a washing machine and space for a tumble dryer. A uPVC window and door to the rear aspect provides access to the garden.

Lounge

5.61m x 3.66m (18'5" x 12'0")

Solid wood flooring extends throughout the room, which is centred around a log burner set upon a slate hearth with a solid wood mantel. A bay window overlooks the front garden, whilst additional windows provide views over the rear garden. A uPVC door offers direct access onto the patio and rear garden.

Family Room

4.35m x 2.48m (14'3" x 8'2")

A bright and versatile reception room with continued wood flooring and underfloor heating. A skylight allows natural light to fill the space, making it ideal as an additional sitting room, family area or home office.

Shower Room

2.70m x 1.42m (8'10" x 4'8")

Tiled flooring throughout, comprising a fully tiled shower enclosure with glass screen and dual shower head, WC and a ceramic wash hand basin set within solid wood cabinetry with a mirror above. The room also benefits from a wall-mounted heated towel rail.

Sun Room

4.00m x 2.41m (13'11" x 7'11")

A versatile reception space with wood flooring throughout, offering flexibility for use as a snug, playroom or additional sitting area. Bi-fold doors provide an attractive outlook over the rear garden and direct access outside.

Bedroom One

5.02m x 3.67m (16'6" x 12'0")

A generously proportioned double bedroom with carpeted flooring, benefiting from both front and rear aspect uPVC windows. The room also features a built-in wardrobe and ample space for additional bedroom furniture.

Bedroom Two

3.67m x 3.40m (12'0" x 11'2")

A well proportioned bedroom with carpeted flooring, front aspect uPVC window, built-in storage and space for bedroom furniture.

Bedroom Three

3.00m x 2.83m (9'10" x 9'3")

With carpeted flooring throughout, this bedroom benefits from a front aspect uPVC window, built-in storage and space for bedroom furniture.

Bedroom Four

3.13m x 2.03m (10'3" x 6'8")

A versatile bedroom with carpeted flooring, front aspect uPVC window and space for bedroom furniture.

Family Bathroom

3.13m x 2.03m (10'3" x 6'8")

Fully tiled, the suite comprises a bath with shower over, ceramic wash hand basin and WC. Additional features include a chrome heated towel rail and a frosted uPVC window.

Garage

5.43m x 2.41m (17'10" x 7'11")

Fitted with an up-and-over door providing access from the front of the property, the garage also benefits from integral access from the main house via a part-frosted uPVC door. The space houses the boiler and controls for the underfloor heating system.

Externally

To the front of the property is a spacious, low-maintenance frontage with a wide paved driveway providing ample off-road parking for multiple vehicles, leading to an integral single garage. Established shrubs and mature planting create an attractive approach to the property.

To the rear, a paved patio area extends directly from the house, providing an ideal space for outdoor seating and entertaining. Beyond, the garden opens onto a substantial level lawn enclosed by mature hedging and timber fencing, creating a private and peaceful setting. A variety of established trees, shrubs and flowering borders further enhance the outdoor space.

Additional Information

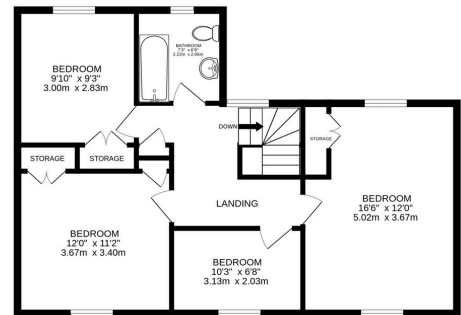
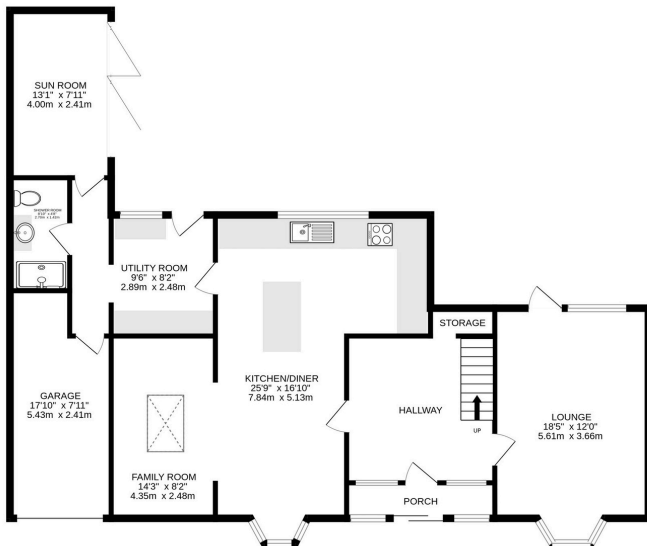
We are advised that all mains services are connected. The property benefits from gas central heating. The local authority is Pembrokeshire County Council and Tax Band F.





GROUND FLOOR
1203 sq.ft. (111.7 sq.m.) approx.

1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1885 sq.ft. (175.1 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-)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
Not energy efficient - higher running costs	(1-20)	G	
			78
		60	

EU Standard
2002/91/EC

England, Scotland & Wales

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