



33 Juniper Close

Roch, Haverfordwest, SA62 6HR

Guide Price Of £399,950 | Freehold | EPC: C



Set within a generous plot with private gardens, detached garage and ample off-road parking, this well-presented detached dormer bungalow in the village of Cuffern, offers versatile accommodation positioned within close proximity to the renowned Pembrokeshire coastline, making it well suited to a range of buyers.

The property is entered via a welcoming entrance hallway leading through to a spacious lounge featuring a vaulted ceiling, attractive wall paneling and a freestanding log burner. French doors open directly onto the rear patio and garden, creating an excellent connection between the indoor and outdoor living spaces. The kitchen/diner is fitted with a range of shaker-style cabinetry, integrated appliances and space for a dining table, with triple-aspect windows providing plenty of natural light. The ground floor also benefits from two double bedrooms, including the principal bedroom with en-suite shower room, together with a fully tiled family bathroom. A useful reception room provides flexibility for use as a home office or study.

To the first floor are two further double bedrooms, both with built-in wardrobes, served by a separate shower room. Externally, a private driveway provides parking for multiple vehicles and leads to the detached garage with power, lighting and fitted storage units. The gardens are predominantly laid to lawn and feature a patio seating area, ideal for outdoor dining and entertaining, together with established borders planted with a variety of mature shrubs and flowering plants.

Located in the rural hamlet of Cuffern, near Roch, the property enjoys a peaceful countryside setting whilst remaining conveniently positioned for access to the wider Pembrokeshire coastline. The nearby village of Roch offers a range of everyday amenities including a primary school, village hall and public house, whilst the expansive sandy beach at Newgale is just a short drive away and is renowned for its surfing, watersports and coastal walks. The county town of Haverfordwest provides a comprehensive range of shopping, educational and leisure facilities, while St Davids, Britain's smallest city, is also within easy reach and offers an excellent selection of independent shops, cafés, restaurants and attractions.



Entrance Hallway

Composite door opening into the welcoming entrance hallway with decorative tiled flooring. Built-in storage cupboard, ideal for coats and shoes, and window to the side aspect. Door leading through to the lounge.

Lounge

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

A spacious reception room featuring oak-effect laminate flooring, attractive wall paneling and a vaulted ceiling. The room offers ample space for a range of seating arrangements and benefits from a freestanding log burner with slate hearth and exposed flue. Windows to the front aspect and French doors open onto the patio and rear garden. TV connections available.

Kitchen / Diner

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

Fitted with a range of matching shaker-style wall and base units with worktops over and tiled splashbacks. Integrated appliances include a dishwasher and electric oven with four-ring ceramic hob and extractor hood above. There is plumbing for an under-counter washing machine, a 1.5 bowl ceramic sink with drainer, and space for a freestanding American-style fridge freezer and dining table. Triple-aspect windows provide plenty of natural light, and the kitchen also benefits from a composite entrance door to the front aspect. TV connections available.

Master Bedroom

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

A generously proportioned double bedroom with carpet underfoot and ample space for wardrobes and additional bedroom furniture. Window to front aspect and loft hatch.

En Suite Shower Room

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

Fully tiled and fitted with a WC, wash hand basin with mirror and light/shaver point above, and an electric shower with sliding glass screen. Further benefiting from a heated towel rail, extractor fan and window to the rear aspect.

Bedroom Two

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

A double bedroom with carpet underfoot, offering ample space for wardrobes and bedroom furniture. Dual-aspect windows provide plenty of natural light.

Bathroom

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

A fully tiled bathroom suite comprising a WC, wash hand basin with vanity unit below and mirror above, together with a panelled bath with shower over and glass screen. Heated towel rail, extractor fan and window to the rear aspect.

Reception/Office

A versatile space featuring oak-effect laminate flooring and useful under-stairs storage. Ideal for another reception area or office space. Window to the rear aspect and staircase rising to the first floor.

First Floor

Landing

Carpeted landing with useful eaves storage and doors leading to the bedrooms and bathroom.

Bedroom Three

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

A double bedroom with carpeted flooring underfoot, rear-aspect velux window, built-in wardrobe and space for bedroom furniture.

Bedroom Four

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

A double bedroom with carpeted flooring underfoot, rear-aspect velux window, built-in wardrobe and space for bedroom furniture.

Shower Room

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

Laminate flooring underfoot and comprising a WC, wash hand basin and electric shower with sliding glass screen. Also benefiting from an extractor fan.

Garage

Detached garage with concrete flooring, up-and-over door, fitted wall and base units with worktop space, and power and lighting connected.

Externally

A private driveway provides parking for multiple vehicles and access to the detached garage. Pathways lead to the side and rear gardens, which are predominantly laid to lawn and feature a patio seating area, ideal for outdoor entertaining. Established borders are stocked with mature shrubs and flowering plants, with boundaries formed by a mixture of fencing and mature hedging.

Additional Information

We are advised that all mains services are connected with LPG central heating. The estate is privately managed with a service charge of approximately £240 per annum.

Council Tax Band

E

What3Words

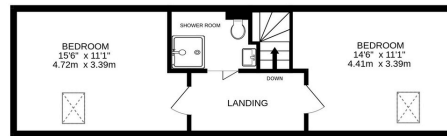
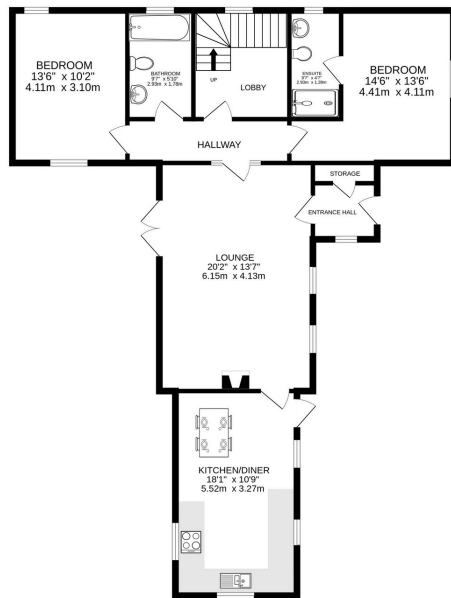
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GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.5 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		
(1-20)	G		
Not energy efficient - higher running costs			
EU Energy Label		76	82
England, Scotland & Wales			

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