



9 Richmond Crescent
Haverfordwest, Pembrokeshire, SA61 1EH
Guide Price Of £250,000 | Freehold | EPC: D

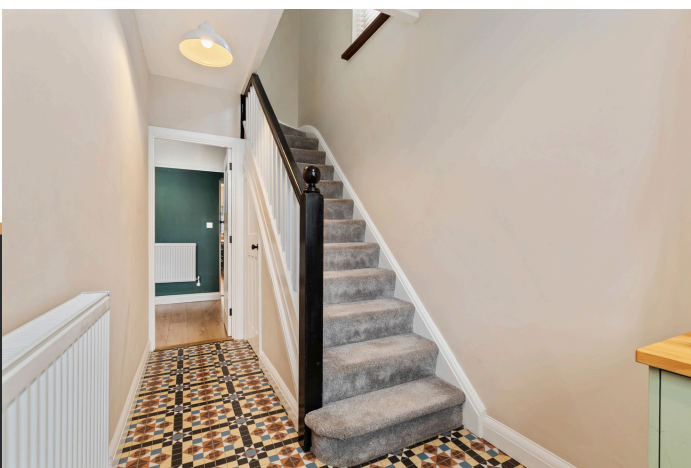


Beautifully presented throughout, this charming three-bedroom semi-detached home offers stylish and well-balanced accommodation, perfectly suited to modern family living. Thoughtfully updated by the current owners, the property combines character features with contemporary finishes, creating a warm and inviting home ready to move straight into.

The ground floor centres around a spacious lounge/diner with a bay window, fitted window seat, bespoke alcove storage and a feature electric log burner, whilst french doors open directly onto the rear garden. A well-appointed shaker-style kitchen is fitted with a range of integrated appliances and provides further access outside. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes, a double guest bedroom and a versatile nursery or home office. A built-in landing cupboard provides plumbing and space for a washing machine, creating a useful utility area, whilst a beautifully appointed family bathroom features a freestanding bath and separate shower enclosure.

Externally, the property benefits from ample off-road parking, a detached garage and an attractive enclosed rear garden, predominantly laid to lawn with mature planting, a pergola and a seating area, providing an ideal space for both relaxing and entertaining.

Located in Haverfordwest, the property provides easy access to a spectrum of amenities, including shops, educational facilities, healthcare services and leisure centres. Just four miles to the southwest lies the renowned Pembrokeshire Coastal Path, home to the beautiful beaches of Broad Haven and the quaint village of Little Haven. This prime location combines town convenience with the picturesque beauty of Wales' coastal landscapes, offering an unrivalled lifestyle opportunity.



Entrance Hallway

4.16m x 1.71m (13'8" x 5'7")

uPVC door opens into a bright and welcoming hallway with decorative tiled flooring. Fitted shoe storage with coat hanging space above. A staircase leads to the first floor, with a storage cupboard beneath. Door leading to the lounge/diner.

Lounge/Diner

7.54m x 4.63m (24'9" x 15'2")

A spacious reception room featuring oak flooring throughout and offering ample space for both living and dining furniture. A feature electric log burner sits upon a slate hearth with a red brick surround and oak mantel above, complemented by bespoke built-in alcove shelving. A large bay window with fitted window seat overlooks the front aspect, whilst uPVC French doors provide direct access to the rear garden.

Kitchen

4.49m x 2.40m (14'9" x 7'10")

Herringbone oak flooring throughout, with a range of matching eye and base level shaker-style units, complemented by oak worktops and upstands. An undermounted stainless steel sink and drainer is installed, with integrated appliances including a dishwasher, bin storage, eye-level oven and ceramic hob. A window overlooks the rear garden, with a uPVC door providing direct external access.

Landing

Carpeted landing with loft hatch providing access via an internal ladder. A large built-in utility cupboard houses the boiler and provides plumbing and space for a washing machine.

Master Bedroom

4.49m x 2.40m (14'9" x 7'10")

A well-proportioned double bedroom featuring carpeted flooring, a feature acoustic panelled wall and a built-in triple wardrobe, offering generous space for a double bed and additional bedroom furnishings. Window to the rear aspect.

Bedroom Two

3.70m x 2.80m (12'2" x 9'2")

A further double bedroom with carpeted flooring and a feature panelled wall, offering ample space for bedroom furnishings. Window to the front aspect.

Bedroom Three

2.68m x 1.82m (8'10" x 6'0")

A versatile room with carpeted flooring, ideal as a single bedroom, nursery or home office. Window to the front aspect.

Bathroom

3.10m x 2.80m (10'2" x 9'2")

A well-appointed bathroom featuring tiled flooring and half-height tiled walls. Comprising a WC, ceramic wash hand basin set upon a vanity unit with mirror above, freestanding ceramic bath with floor-mounted taps, and a corner shower with curved glass enclosure. Additional features include a heated towel rail, extractor fan and a frosted window to the rear aspect.

Externally

To the front of the property, a gravelled driveway provides off-road parking for four vehicles and leads to the detached garage with an up-and-over door. A brick-paved pathway leads to the entrance porch and uPVC front door with stained glass glazing. The enclosed rear garden enjoys a seating area, ideal for outdoor entertaining, with a pathway leading through the predominantly lawned garden. Mature hedging and a striking weeping willow tree provide an attractive backdrop, whilst a wooden pergola is positioned at the bottom of the garden. A door provides access to the detached garage, whilst a separate gate leads to the driveway.

Additional Information

We are advised that all mains services are connected. Council Tax Band D.

What3Words

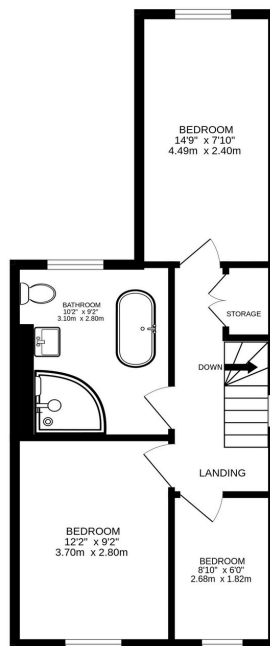
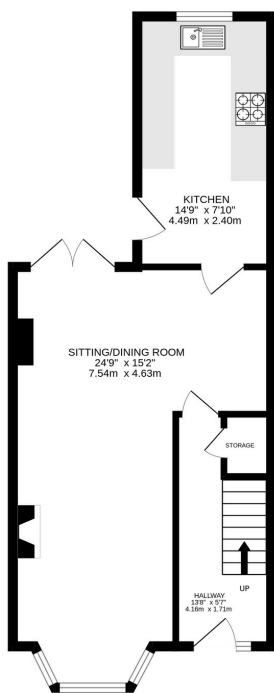
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GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA - 910 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Standard EN15917/EC			
England, Scotland & Wales			

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