



9 Blackbridge Drive

Blackbridge, Milford Haven, SA73 1ET

Guide Price Of £550,000 | Freehold | EPC: C



Proudly forming part of our 'Exclusive Collection', this exceptional detached executive residence occupies a peaceful position within the desirable hamlet of Blackbridge and offers in excess of 3,200 sq.ft. of beautifully appointed accommodation, thoughtfully designed with modern living in mind. Finished to an excellent standard throughout, the property offers an impressive arrangement of versatile reception spaces, contemporary interiors and beautifully landscaped gardens, creating a home perfectly suited to a variety of lifestyles.

The accommodation has been carefully planned with an emphasis on space, practicality and quality. At the heart of the home lies a stunning open-plan kitchen and dining room, beautifully appointed with high-quality integrated appliances and a generous central island featuring a striking stone worktop, creating a superb focal point to the room. A series of reception spaces extend from the principal living areas, including a spacious lounge, a wonderful sun room overlooking the gardens and a dedicated gym. The lower ground floor is home to an impressive games room complete with a fitted bar and direct access to the rear garden, offering a fantastic space for hosting guests, celebrations or simply unwinding.

The first floor continues to impress, centred around a spacious landing and offering five generously proportioned double bedrooms. The principal suite enjoys the luxury of walk-in wardrobes together with a beautifully appointed en-suite shower room, whilst two further bedrooms also benefit from their own en-suite facilities. A stylish family bathroom serves the remaining accommodation, with the same exceptional standard of finish evident throughout.

Externally, the property enjoys beautifully landscaped gardens that have been thoughtfully designed to create a variety of seating areas and peaceful outdoor spaces. Composite decking, porcelain paved terraces and expansive lawns are complemented by mature planting, feature slate pathways, a potting shed and workshop / storage shed, creating an attractive and highly usable setting throughout the seasons. To the fore, an attractive resin driveway provides ample off-road parking for numerous vehicles, whilst gated side access extends around the property.

Blackbridge is a peaceful rural hamlet surrounded by rolling Pembrokeshire countryside, offering an idyllic setting whilst remaining within easy reach of both Milford Haven and Haverfordwest. Together, the two towns provide an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, schools, leisure facilities and transport links. The nearby Milford Haven Waterway, picturesque estuary walks and the renowned Pembrokeshire coastline provide excellent opportunities for sailing, coastal walks and outdoor pursuits, with many of the county's most celebrated beaches and the Pembrokeshire Coast National Park all within easy reach.

Additional Information

We are advised by our vendors that all mains services are connected within this property.

Council Tax Band

F

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Entrance Hallway

Accessed via a composite entrance door with translucent glazed side panels allowing natural light to flood through. Engineered oak flooring continues throughout, with a staircase rising to the first floor featuring oak handrails, glazed balustrades and useful understairs storage.

Cloakroom

Appointed with decorative tiled walls and comprising a WC and wash hand basin with vanity unit below and mirror above. Window to the fore aspect.

Kitchen

5.71m x 4.75m (18'9" x 15'7")

Engineered oak flooring continues throughout the kitchen, which is fitted with a comprehensive range of matching eye and base level units complemented by composite work surfaces, tiled upstands and matching splashbacks. Under-counter strip lighting, together with a composite one-and-a-half bowl sink with drainer, enhances the workspace. The central island provides additional storage beneath a stone work surface, seating for four and an integrated pop-up power point. Integrated appliances comprise a full-height refrigerator, microwave oven, fan oven, induction hob with extractor hood over, coffee machine, dishwasher and pull-out waste bins. A window to the rear provides natural light, whilst internal doors lead through to the utility room and lounge.

Utility Room

3.76m x 3.12m (12'4" x 10'3")

Porcelain tiled flooring underfoot, fitted with matching eye and base level units complemented by worktops and tiled upstands. A stainless steel sink with drainer is installed with the water heater beneath. Integrated full-height freezer together with space and plumbing for a stacked washing machine and tumble dryer. Heated towel radiator. Window and composite stable door provide access to the rear garden, whilst an internal door leads through to the reception room, currently utilised as a gym.

Study / Gym

5.05m x 3.12m (16'7" x 10'3")

A versatile reception room finished with engineered oak flooring and a window to the fore. Currently arranged as a gym, although equally suited as a home office, playroom or additional reception room.





Dining Room

4.08m x 3.45m (13'5" x 11'4")

Located directly off the kitchen, the dining room provides ample space to accommodate a large dining table beneath pendant lighting. Engineered oak flooring continues throughout, with a window to the side aspect. A staircase is accessed via an oak door leading down to the basement.

Lounge

5.76m x 5.38m (18'11" x 17'8")

A generously proportioned reception room with engineered oak flooring throughout. A feature free standing bio-fuel fireplace is set upon a slate hearth with tiled surround and forms the focal point of the room, whilst ample space is provided for a range of seating arrangements. Television connections are available and dual French doors open onto the rear garden and conservatory.

Sun Room / Conservatory

3.95m x 3.93m (12'11" x 12'11")

Herringbone-effect laminate flooring underfoot, providing ample space for a range of seating arrangements. Fitted with UV protective glazing for enhanced temperature control together with fitted window blinds. French doors open onto the rear garden.

Bedroom One

4.08m x 3.81m (13'5" x 12'6")

A generous sized double bedroom finished with engineered oak flooring and providing ample space for a king-size bed together with accompanying furniture. Window to the fore aspect provides natural light.

Basement

Entertainment Room / Bar

7.13m x 5.31m (23'5" x 17'5") (MAX)

Accessed via a carpeted staircase descending from the dining room, this impressive games room provides a superb entertaining space. Porcelain tiled flooring continues throughout, complemented by a fitted bar and generous space for a range of seating arrangements together with a pool table. Built-in storage cupboards house the boiler and hot water cylinder. Television connections are available, whilst bi-fold doors open onto steps leading directly up to the rear garden and decking areas.



First Floor

Landing

Oak handrails with glazed balustrades rise to the spacious first-floor landing, featuring carpet underfoot, a charming reading nook, feature multi-drop pendant lighting and dual windows to the fore.

Bedroom Two

4.82m x 4.08m (15'10" x 13'5")

A spacious double bedroom with carpet underfoot, providing ample space for a king-size bed and accompanying bedroom furniture. Two double fitted wardrobes together with additional low-level fitted cabinetry provide excellent storage. Window to the fore aspect.

En-Suite Shower Room

2.62m x 1.20m (8'7" x 3'11")

Tiled flooring underfoot, comprising a shower with sliding glazed door and fully tiled surround, WC and wash hand basin with vanity unit below, tiled splashback and mirrored cabinet above. Heated towel rail and extractor fan.

Bedroom Three

4.42m x 3.44m (14'6" x 11'4")

A well-proportioned double bedroom with carpet underfoot, providing ample space for a double bed and accompanying furniture. Window to the rear.

En-Suite Shower Room

Tiled flooring underfoot, comprising a shower with sliding glazed door with fully tiled surround, WC and wash hand basin with vanity unit below, tiled splash back and mirrored cabinet above. Heated towel rail and extractor fan.

Family Bathroom

4.08m x 2.43m (13'5" x 8'0")

Beautifully appointed with tiled effect laminate flooring throughout and a window to the side aspect. Comprising a freestanding bath with porcelain tiled surround, matte black taps and shower attachment, WC and wash hand basin set within a vanity unit with illuminated LED mirror above. A spacious walk-in shower with porcelain tiled surround, sliding glazed screen and dual matte black shower fittings completes the suite. A double heated towel rail and extractor fan are installed with a loft hatch providing attic access.





Master Bedroom

5.53m x 4.58m (18'2" x 15'0") (MAX)

An impressive master bedroom providing ample space for a king-size bed and accompanying bedroom furniture. Carpet underfoot, with dual windows to the side aspect allowing natural light to fill the room. Three individual walk-in wardrobes provide excellent storage.

En-Suite Shower Room

3.41m x 1.84m (11'2" x 6'0")

Finished with herringbone-effect LVT flooring throughout and comprising a spacious walk-in shower with feature glazed screen, fully panelled walls and matte black shower fittings. WC and vanity unit with integrated storage incorporating a teardrop-shaped ceramic wash hand basin with mirror above. Frosted window to the rear aspect, heated towel radiator and extractor fan.

Bedroom Four/Five

3.44m x 3.12m (11'4" x 10'3") / 3.12m x 3.11m (10'3" x 10'2")

A well-proportioned double bedroom with carpet underfoot, providing ample space for a double bed and accompanying bedroom furniture together with a built-in wardrobe. Window to the rear. Carpet continues seamlessly into an adjoining room, currently utilised as a gaming room with built-in alcove shelving which could also be utilised as a fifth bedroom. Window to the fore aspect.



Externally

The property is approached via an attractive brick-bordered resin driveway providing off-road parking for up to five vehicles. Gated side access extends to both sides of the property, whilst the clad entrance porch benefits from external lighting and twin outdoor power sockets.

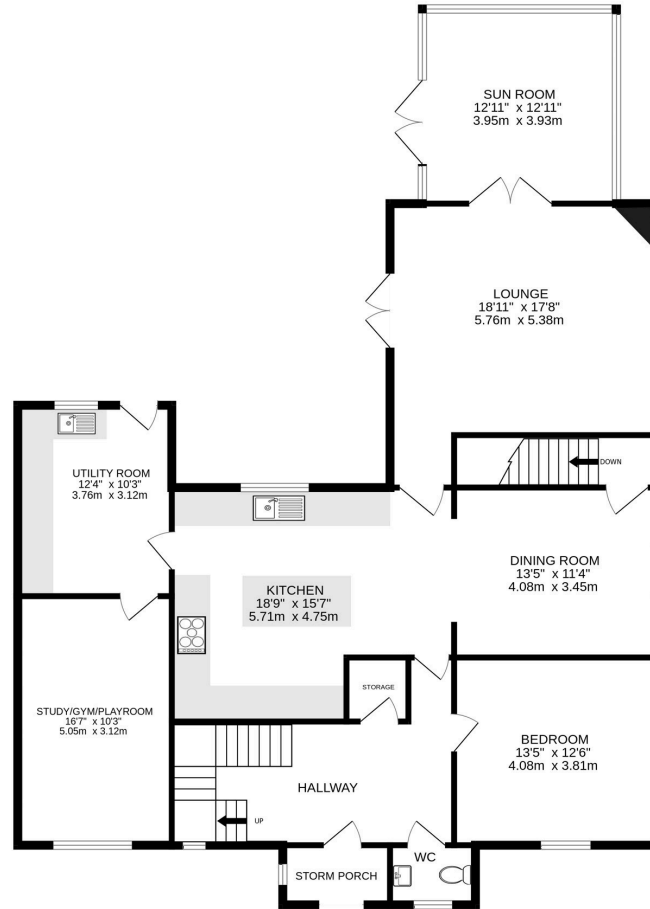
The beautifully landscaped rear garden has been thoughtfully designed to create a variety of outdoor spaces. A generous composite decked terrace and an additional seating area lead down to a porcelain tiled patio with a mosaic centrepiece and dedicated barbecue area. Beyond lies an extensive lawn bordered by mature planting, together with a potting shed, raised sleeper planters and a substantial workshop / storage shed. External steps provide direct access to the basement / games room, completing this impressive outdoor setting.



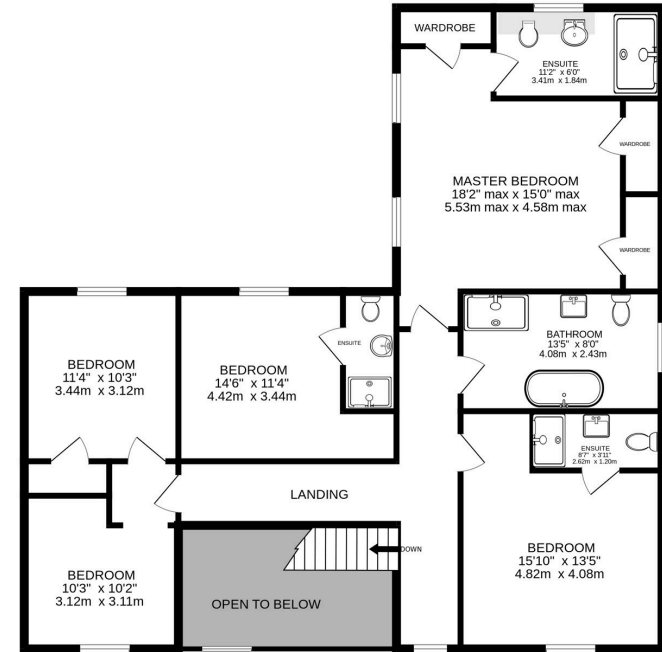


GROUND FLOOR
1615 sq.ft. (150.0 sq.m.) approx.

BASEMENT
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA : 3234 sq.ft. (300.4 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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Enquire



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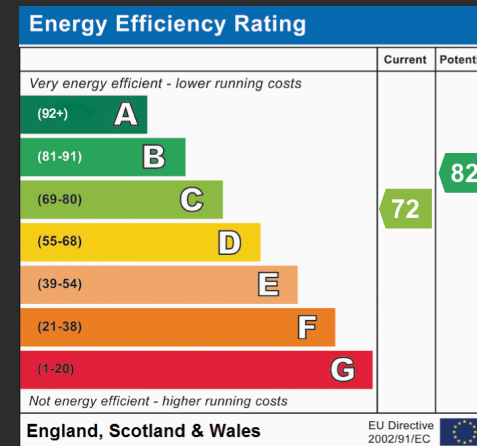
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Energy Performance Rating



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