



2 Railway Villas

Spittal, Haverfordwest, SA62 5DA

Guide Price Of £325,000 | Freehold | EPC: E



Occupying a generous plot within the sought after village of Spittal, this beautifully presented semi-detached home offers spacious and versatile accommodation, combining character features with tasteful contemporary finishes throughout. Thoughtfully arranged over two floors, the property has been well maintained to create a comfortable family home with an attractive outlook over the surrounding countryside.

The accommodation is entered via a side entrance hallway leading through to a well appointed shaker style kitchen with an adjoining conservatory, providing an excellent dining and entertaining space with French doors opening onto the rear patio. A generous lounge centres around a charming log burner, creating an attractive focal point, whilst a fully tiled ground floor bathroom and practical utility room complete the ground floor. To the first floor is a generously sized principal bedroom, comfortably accommodating a king size bed and accompanying furniture, together with a well proportioned double bedroom, both featuring vaulted ceilings. A beautifully appointed family bathroom completes the first floor, fitted with a freestanding bath and walk in rainfall shower.

Externally, the property is approached via a gravelled driveway with a lawned frontage bordered by established planting. To the rear, the generous garden is predominantly laid to lawn with a patio seating area, garden shed and useful storage space, all enjoying uninterrupted views across the surrounding countryside. The property further benefits from approved planning permission for a two storey extension to the rear of the original dwelling (Reference: 25/0569/PA), offering excellent potential to further enhance the existing accommodation.

Located approximately four miles north of Haverfordwest, the popular village of Spittal offers a well regarded primary school, village hall and everyday community amenities. Haverfordwest provides a comprehensive range of shopping, educational and leisure facilities, whilst the renowned Pembrokeshire coastline, including the beaches of Newgale, Broad Haven and Little Haven, is within easy reach, making this an excellent location for those seeking to enjoy both rural living and the Pembrokeshire coast.



Entrance Hallway

To the side of the property, a composite entrance door opens into a hallway with tiled flooring underfoot and panelled walls, creating a practical entrance to the property.

Kitchen

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

Tiled flooring continues into the kitchen, fitted with a range of matching shaker style wall and base units with worktops over and tiled splashbacks. Features include a stainless steel sink with drainer, integrated eye level oven and grill, stainless steel gas hob with extractor hood over, and space for a dishwasher and fridge/freezer. A vertically mounted radiator and loft hatch access complete the space, with a step down leading into:

Conservatory

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

A spacious conservatory with tiled flooring and underfloor heating, offering ample room for a large dining table or a variety of seating arrangements. Half height walls are complemented by a full glazed and timber surround with fitted roof blinds, whilst french doors open onto the patio.

Bathroom

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

Fully tiled and fitted with a suite comprising a WC, wash hand basin with mirror over, inset bath and separate shower with glazed enclosure. Built in storage, a heated towel rail, extractor fan and an obscured glazed window to the side aspect.

Utility Room

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

Tiled flooring underfoot with worktop over and space and plumbing for a washing machine and tumble dryer. The room also offers ample space for additional storage furniture, with the boiler housed within and a window to the side aspect.

Lounge

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

Oak effect flooring underfoot and a charming log burner set within a brick fireplace on a slate hearth with a floating oak mantel over, creating an attractive focal point. The room offers generous space for a variety of seating arrangements, with potential to incorporate a dining area if desired. Character features include an acoustic slatted feature wall and an exposed brick chimney breast incorporating display shelving. Dual aspect windows and french doors to the side aspect provide plenty of natural light, whilst a door provides access to the original entrance porch and stairs rise to the first floor.

Landing

Tiered landing with carpet underfoot and an impressive vaulted ceiling. Loft hatch access, airing cupboard and doors provide access to the bedrooms and bathroom. A window to the front aspect allows natural light into the space.

Master Bedroom

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

A generously proportioned principal bedroom with oak effect laminate flooring underfoot and a vaulted ceiling, comfortably accommodating a king size bed and a range of bedroom furniture. A large window to the rear aspect enjoys views across the surrounding countryside.

Bedroom Two

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

Currently utilised as a nursery, this well proportioned room features carpet underfoot, a vaulted ceiling and an exposed stone chimney breast, creating an attractive character feature. The room comfortably accommodates a double bed and additional furniture, with a window to the front aspect.

Bathroom

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

Porcelain tiled flooring underfoot and an impressive vaulted ceiling. Beautifully appointed with a contemporary suite comprising a WC, floating vanity unit with LED lighting beneath, countertop wash hand basin and illuminated circular mirror over. A freestanding bath with brass floor mounted tap and shower attachment sits alongside a spacious walk in shower with tiled surround, recessed shelving, rainfall shower and glazed screen. Further benefits include a heated towel rail, high level storage cupboard and a rear aspect window providing ventilation.

Externally

The property is approached via a gravelled driveway with a lawned area bordered by established plants and shrubs, together with an external water supply. A pathway leads through a side gate to the generous rear garden, predominantly laid to lawn with a patio seating area providing an ideal space for outdoor entertaining. A garden shed is positioned at the bottom of the garden, whilst a further pathway leads to a useful storage area suitable for bins and a log store. The property enjoys uninterrupted countryside views across the surrounding fields, creating a wonderful rural setting.

Additional Information

We are advised that mains water and electricity are connected. The property benefits from oil central heating, bottled LPG supplying the hob, and private drainage via a septic tank. Planning permission has been approved for a two storey extension to the rear of the original dwelling (Planning Reference: 25/0569/PA).

Council Tax Band

Band D

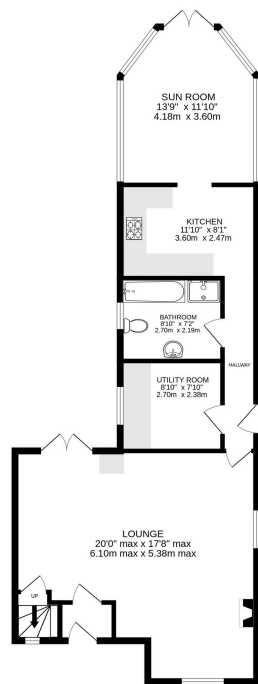
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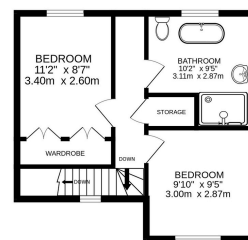




GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures in the floorplans, 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 for any prospective purchaser. The services, fittings and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Heringer i2D2S

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	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	

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