



46 Castleton Grove

Haverfordwest, SA62 4AF

Guide Price Of £199,950 | Freehold | EPC: C



Situated in a popular residential setting in Haverfordwest, this immaculately presented three-bedroom semi-detached home offers well-presented accommodation arranged over two floors together with allocated off-road parking and an enclosed rear garden.

The property opens into a welcoming entrance hallway, leading through to a spacious lounge/diner positioned to the rear with French doors opening onto the garden. The kitchen is fitted with a range of matching wall and base units together with an integrated oven and four-ring gas hob, whilst a cloakroom completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from driveway parking for two vehicles positioned directly to the front. The enclosed rear garden has been designed for ease of maintenance and incorporates a patio seating area, artificial lawn, raised planters and a decked seating area.

The location provides easy access to a selection of primary and secondary schools, with Haverfordwest town centre offering a range of shops and everyday amenities within easy reach. Excellent transport links serve the wider county, whilst the Pembrokeshire coastline and the Pembrokeshire Coast Path are both within easy driving distance.



Entrance Hallway

Composite front door opening into a welcoming entrance hallway with oak effect laminate flooring underfoot and decorative dado rails. There is space for a bench, with doors providing access to the kitchen, lounge/diner and downstairs WC. Stairs rise to the first floor.

Kitchen

3.48m x 2.60m (11'5" x 8'7")

Oak-effect lino underfoot with a range of matching wall and base units fitted with worktops over incorporating a stainless steel sink and drainer with tiled splash backs. Integrated appliances include an electric oven with a four-ring gas hob and extractor canopy above. The kitchen also provides under-counter space and plumbing for a washing machine and tumble dryer or dishwasher. Window to the fore aspect.

Lounge / Diner

4.78m x 4.32m (15'8" x 14'2")

A bright and well-proportioned reception room with oak effect laminate flooring underfoot, offering ample space for a variety of seating arrangements together with a dining table. A useful understairs storage cupboard provides additional storage, whilst a window and French doors overlook and open onto the rear patio, allowing plenty of natural light into the room.

Cloakroom

Decorative lino underfoot with decorative dado rails. Comprising a WC and wall-mounted wash hand basin with tiled splash back and mirror above. Window to the fore aspect.

First Floor

Landing

Carpet underfoot with an airing cupboard, loft hatch access and doors leading to all bedrooms and the family bathroom.

Master Bedroom

3.99m x 3.96m (13'1" x 13'0")

A well-presented double bedroom with oak effect laminate flooring underfoot and a panelled feature wall. Offering ample space for a double bed and a range of bedroom furniture, together with a recessed shelving area and hanging space providing useful storage. Window to the fore aspect.

En-Suite Shower Room

2.96m x 1.62m (9'9" x 5'4")

Decorative lino underfoot with half-height tiled walls. Comprising a WC, wash hand basin with mirrored cabinet above, and a shower enclosure with tiled surround and glazed screen. The room also benefits from a heated towel rail, extractor fan and a window to the fore aspect.

Bedroom Two

2.99m x 2.83m (9'10" x 9'3")

Carpet underfoot with a panelled feature wall and decorative dado rail. Offering ample space for a double bed and bedroom furniture. Window to the rear aspect.

Bedroom Three

2.99m x 1.94m (9'10" x 6'4")

Carpet underfoot with space for a single bed and bedroom furniture. Equally suited as a nursery, home office or dressing room. Window to the rear aspect.

Bathroom

2.00m x 1.91m (6'7" x 6'3")

Decorative lino underfoot. Comprising a WC, wash hand basin with tiled splash back, and a panelled bath with tiled surround, fitted with a waterfall shower and glazed shower screen. Heated towel rail, extractor fan and a window to the side aspect.

Externally

The property is approached via a dropped kerb leading to a driveway providing off-road parking for two vehicles, with a gravelled frontage and outside tap. A pathway to the side leads through a gate into the enclosed rear garden, which is bordered by feather-edge fencing and features a patio seating area, gravelled sections with raised planters, an area of artificial lawn and a decked seating area positioned at the rear. There is also space for a garden shed.

Additional Information

We are advised that mains services are connected with gas central heating installed.

Council Tax Band

Band D

What3Words

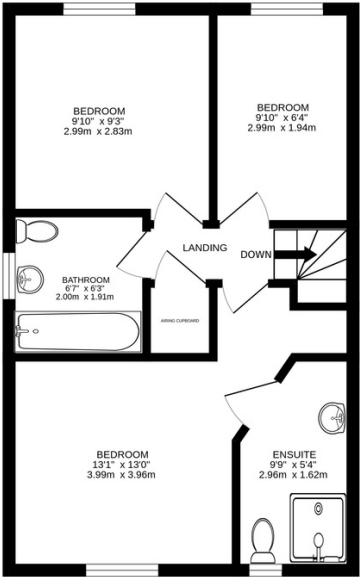
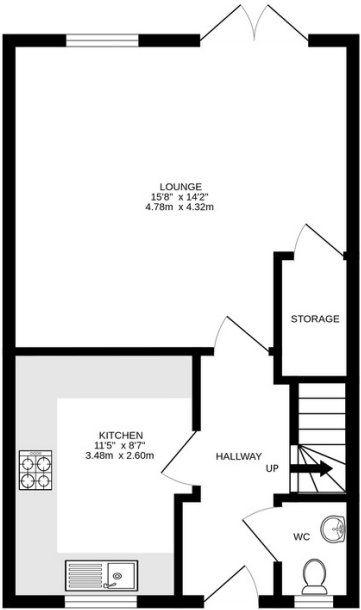
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GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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