fbm

Estate & Letting Agents

Merlins Hill, Haverfordwest

2 Bedrooms I 2 Reception I 1 Bathrooms

Asking Price £137,500



01437 762233 I hwest@fbm.co.uk

- **Characterful Two Bedroom Property**, situated on the sought-after outskirts of Haverfordwest town centre.
- **Two Spacious Reception Rooms** including a charming lounge with feature fireplace and a versatile dining/family room.
- **Fitted Kitchen, Sun Room & Ground Floor WC** providing practical and flexible living accommodation.
- **Two Double Bedrooms** with built-in storage, complemented by a generous family bathroom.
- **Enclosed Low-Maintenance Rear Garden** with artificial lawn and decked seating area, ideal for outdoor entertaining.
- **Excellent Pembrokeshire Location** close to Haverfordwest town centre, local schools, amenities, transport links, and the Pembrokeshire coastline.



*****Two Bedroom Character House | Featuring Two Reception Rooms, Family Bathroom, Sun Room and Enclosed Garden*****

15 Merlins Hill is a charming two-bedroom character property, situated on the outskirts of Haverfordwest town centre and offering deceptively spacious accommodation throughout.

The property briefly comprises a characterful lounge with feature fireplace, a versatile second reception room/dining room, a fitted galley-style kitchen, bright sun room, and ground floor WC. To the first floor are two well-proportioned double bedrooms, including a spacious principal bedroom with built-in storage, together with a family bathroom.

Externally, the property benefits from an enclosed low-maintenance rear garden with artificial lawn, established planting, and a decked seating area, ideal for relaxing or entertaining.

Conveniently located within easy reach of Haverfordwest town centre, local schools, amenities, transport links, and the beautiful Pembrokeshire coastline, this property would make an excellent first-time purchase, investment property, or downsizing opportunity.

Viewing is highly recommended to appreciate the space, character, and convenient location this home has to offer.









Hallway

Lounge: A bright and characterful reception room featuring a large front-facing window, attractive fireplace with marble effect inset, exposed stone detailing, and built-in alcove shelving. Offering generous living space and plenty of natural light, this welcoming room blends period charm with everyday comfort.

Dining Room: A versatile second reception room, previously utilised as a dining room, featuring a large window providing natural light, wood-effect flooring, and useful built-in shelving. Conveniently positioned adjacent to the kitchen, this well-proportioned space is ideal for formal dining, a family room, or a home office.

Kitchen: A well-appointed galley-style kitchen fitted with a range of wall and base units, complementary work surfaces, integrated oven and hob, and stainless steel sink unit. Benefiting from ample storage, natural light, and direct access to the adjoining reception areas, the kitchen provides a practical and functional space for everyday living.

Sunroom: A bright and versatile sun room enjoying a glazed roof and large window overlooking the garden, allowing for an abundance of natural light. Offering access to the outside space, this useful addition is ideal as a garden room, hobby space, or relaxing seating area.

WC: A convenient ground floor WC fitted with a low-level WC and wash hand basin, providing practical facilities for residents and guests alike

First Floor

Master Bedroom: A spacious and light-filled principal bedroom benefiting from dual-aspect windows, allowing for an abundance of natural light. The room offers generous floor space, built-in wardrobe storage, and ample room for bedroom furniture, creating a comfortable and inviting retreat.

Bedroom 2: A well proportioned double bedroom enjoying plenty of natural light from a large window, complemented by fitted wardrobe storage. Offering ample space for bedroom furniture, this bright and comfortable room would make an ideal guest bedroom, children's room, or home office.

Family Bathroom: A spacious family bathroom fitted with a panelled bath with shower attachment, pedestal wash hand basin, and WC. Characterful exposed ceiling beams and a window providing natural light combine to create a bright and practical space for everyday use.

Externally: An enclosed, low-maintenance rear garden featuring artificial lawn, established planting, and a decked seating area. Offering a private outdoor space with gated access, it provides an ideal setting for relaxing, entertaining, or enjoying al fresco dining.

Additional Information:

Services:

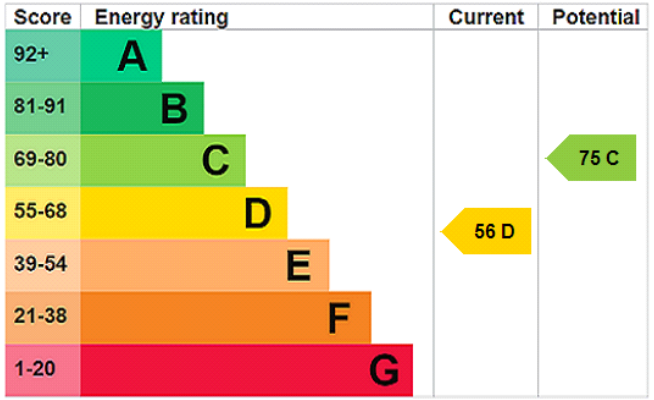
Gas: Mains
Water: Mains
Electric: Mains
Drainage: Mains
Council Tax Band: C
Viewing Strictly By Appointment Only











6 Picton Place
Haverfordwest, Pembrokeshire, SA61 2LX
T: 01437 762233
E: hwest@fbm.co.uk

fbm
Estate & Letting Agents

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.