

PRESELI
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ST GILES

UZMASTON ROAD | HAVERFORDWEST | SA61 1TZ



*An Impressive Period Residence In A
Sought-After Edge-of-Town Setting*

OFFERS IN THE REGION OF

£750,000

A HOME OF CHARACTER AND COMFORT

Occupying a generous plot on the edge of Haverfordwest, St Giles is an impressive period residence offering substantial accommodation, timeless character and beautifully established gardens. Retaining a wealth of original features, the property combines elegant reception spaces with the versatility required for modern family living, including three reception rooms, a dedicated office/study, five generous bedrooms and a spacious kitchen with adjoining utility/boot room. The principal rooms enjoy views across the mature south-facing garden, while the original carved fireplace provides a striking focal point to the drawing room.

The spacious drawing room offers excellent flexibility for a variety of seating arrangements, centred around an original carved wooden fireplace featuring ornate classical detailing. A large bay window floods the room with natural light, while the lounge is complemented by a York stone fireplace surround and French doors opening directly onto the rear patio, creating an effortless connection with the garden. The equally impressive dining room continues the home's traditional character, with a large bay window providing views across the garden, alongside a stone-surround fireplace creating a focal point for dining and entertaining.

The kitchen forms a sociable heart to the home, with generous cabinetry, extensive work surfaces and space for a substantial dining table. Beyond, the adjoining utility and boot room provides valuable practical space and convenient access to the side of the property.

Upstairs, the bedrooms offer considerable flexibility for family living, several benefit from dual-aspect windows, with generous proportions and useful built-in storage adding to the versatility of the accommodation. The floor is complemented by a separate family bathroom and shower room, A large loft extending the length of the property provides substantial additional storage, with potential for further use subject to the necessary consents.



KEY FEATURES



Detached Period Property



Five Double Bedrooms



Three Reception Rooms



Generous Mature Gardens



Countryside Views



Large Driveway & Double Garage

ESSENTIAL INFORMATION

EPC rating	TBC
Tenure	Freehold
Council tax	H - £4286.02
Heating	Gas Central
Sewerage	Mains
Chain	Chain Free

THOUGHTFULLY DESIGNED FOR MODERN LIVING



Outside, the mature south-facing rear garden is one of the property's defining features. Predominantly laid to lawn and enclosed by established trees, shrubs and flowering plants, it provides a peaceful and secluded setting throughout the seasons, with a series of patios, pathways and more private corners to discover. To the front, a substantial private driveway provides excellent off-street parking, complemented by a large garage with additional space to the rear that could lend itself to a home office, workshop or similar, subject to any necessary consents.

Ground Floor ACCOMMODATION

Entrance Hall	10'3" x 27'2" (3.14m x 8.29m)
Cloakroom	6'1" x 3'10" (1.86m x 1.19m)
Dining Room	14'4" x 17'9" (4.37 m x 5.41m)
Office / Study	10'3" x 9'6" (3.14m x 2.91m)
Sitting Room / Snug	14'3" x 15'4"(4.35m x 4.70m)
Lounge	14'3" x 20'9" (4.36m x 6.34m)
Kitchen	15'11" x 20'11" (4.85m x 6.38m)
Utility / Boot room	11'5" x 10'2" (3.48m x 3.10m)

First Floor

Landing	3'5" x 31'1" (1.06m x 9.48m)
Bedroom One	10'4" x 12'7" (3.17m x 3.85m)
Bedroom Two	19'3" x 17'9" (5.89m x 5.42m)
Shower Room	6'6" x 6'11" (1.99m x 2.13m)
Bedroom Three	14'3" x 13'5" (4.35m x 4.09m)
Bedroom Four	14'3" x 18'7" (4.37m x 5.68m)
Bedroom Five	15'9" 10'7" (4.81m x 3.25m)
Family Bathroom	11'11" x 6'10" (3.65m x 2.09m)
Loft	16'10" x 35'4" (5.16m x 10.78m)

SPACE TO RELAX, ROOM TO GROW.

THE LOCATION

TOWN CONVENIENCE, COAST AND COUNTRYSIDE

Positioned on the outskirts of Haverfordwest, the property enjoys a convenient setting within easy reach of the town's amenities, including supermarkets, independent shops, schools, healthcare facilities, leisure facilities and the railway station. The wider area is particularly appealing for those who enjoy the outdoors, with the spectacular Pembrokeshire coastline, scenic walking routes and a wealth of countryside within easy reach, providing an enviable setting to enjoy throughout the seasons.

DISTANCES & LOCAL AMENITIES

- Haverfordwest Town Centre — approx. 1 mile
- Haverfordwest Railway Station — approx. 1.5 miles
- Withybush General Hospital — approx. 1.5 miles
- Haverfordwest High VC School — approx. 1.5 miles
- Broad Haven Beach — approx. 6 miles
- Little Haven Beach — approx. 7 miles
- Newgale Beach — approx. 8 miles
- Preseli Mountains — approx. 15 miles
- Pembrokeshire Coast National Park — approximately 5–6 miles, depending on the access point

** Whilst every care has been taken to ensure the accuracy of these particulars, they are intended as a general guide only. Measurements and distances are approximate and floor plans are for illustrative purposes. Services, heating systems, appliances and equipment have not been tested by Preseli Property. Prospective purchasers are advised to satisfy themselves as to the condition and suitability of these items and to verify any information of particular importance to them. These particulars are prepared in good faith and do not form part of any offer or contract.



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