

FOR
SALE



My Ponderosa, Lower Freystrop, Lower Freystrop, Pembrokeshire SA62 4ET

£399,950 - Freehold

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PEMBROKESHIRE
PROPERTIES
WELCOME HOME

PROPERTY SUMMARY

Pembrokeshire Properties are delighted to introduce My Ponderosa to the open market, a beautiful detached property situated in the peaceful setting of Lower Freystrop on the periphery of Haverfordwest. My Ponderosa would lend itself to being a magnificent family or forever home with its immaculate, spacious and versatile accommodation which oozes natural light and warmth throughout. This beautiful home provides a tranquil setting encompassed by its beautiful gardens to the fore & rear affording great privacy and a superb space to enjoy summer afternoons and evenings. My Ponderosa has recently benefitted from a newly fitted (late 2023) Samsung air-source heat pump, full insulation, brand new water tank & plumbing, 7 new radiators and solar panels.

The accommodation enters to a warm and welcoming entrance hall which really sets the tone for the rest of the property with its light and airy feel. The entrance hall houses a large cloakroom and a separate WC. The spacious hallway offers a contemporary open tread stairs leading to the first floor landing and access to the ground floor accommodation. The most spectacular lounge dining room running the length of the property with dual aspect windows and a double sided wood burner providing a wonderful feature to the social hub of this home. An opening from the lounge area provides access to a snug room which could also be utilised as a ground floor bedroom or office and offering separate access to the hallway. A beautiful kitchen sits to the rear of the property overlooking the garden and horses in the neighbouring field with a doorway leading to a sun room / utility area with access to the integrated garage. The landing which houses a storage cupboard and large airing cupboard provides access to the first floor accommodation which comprises; 2 generously sized double bedrooms, 1 of which offers integrated wardrobes and a fully tiled family bathroom.

Externally, My Ponderosa offers much more, situated in the centre of its own private plot with beautifully landscaped, low maintenance gardens to the fore and rear. Approaching the property via a driveway with ample parking for multiple vehicles leading up to the garage. The garden to fore benefits from large lawn area, patio seating area and a pond with a pergola by the front boundary. The rear garden offers a further generous lawn area, garden shed, seating areas and rural outlook over neighbouring fields. The whole plot is bordered with a range of shrub, trees and bushes which all combine to provide the private, tranquil setting that My Ponderosa has to offer.

Situated in Lower Freystrop on one of the most desirable streets in Haverfordwest and surrounding areas. The property sits on a no through road with a dog walkers paradise further down along the Western Cleddau river and nearby woodland. The county town of Haverfordwest is less than 2 miles away with all of its amenities.

Services: Mains water, drainage and electricity. Brand new Samsung Air-Source Heat Pump. Solar panels.

Local Authority: Pembrokeshire County Council

Council Tax: Band F

EPC Rating: F - Agents Note* EPC Rating was prior to new insulation, new solar panels, new water tank & plumbing, 7 new radiators & Samsung heat pump installed late 2023



POINTS OF INTEREST

- Detached House
- Large Driveway & Garage
- Modern & Immaculate Accommodation
- Beautiful Landscaped Gardens
- Private Location

ROOM DESCRIPTIONS

Entrance Hall

Storage Cupboard

WC

Hallway

Lounge Dining Room

9.17m x 3.90m (30' 1" x 12' 10")

Snug / Bedroom 3

3.29m x 3.23m (10' 10" x 10' 7")

Kitchen

3.69m x 3.65m (12' 1" x 12' 0")

Sun Room

3.69m x 2.49m (12' 1" x 8' 2")

First Floor Landing

Airing Cupboard

Storage Cupboard

Bedroom 1

4.1m x 3.23m (13' 5" x 10' 7")

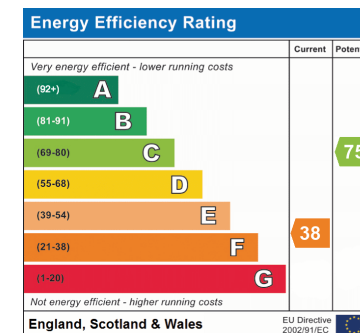
Bedroom 2

4.88m x 3.55m (16' 0" x 11' 8")

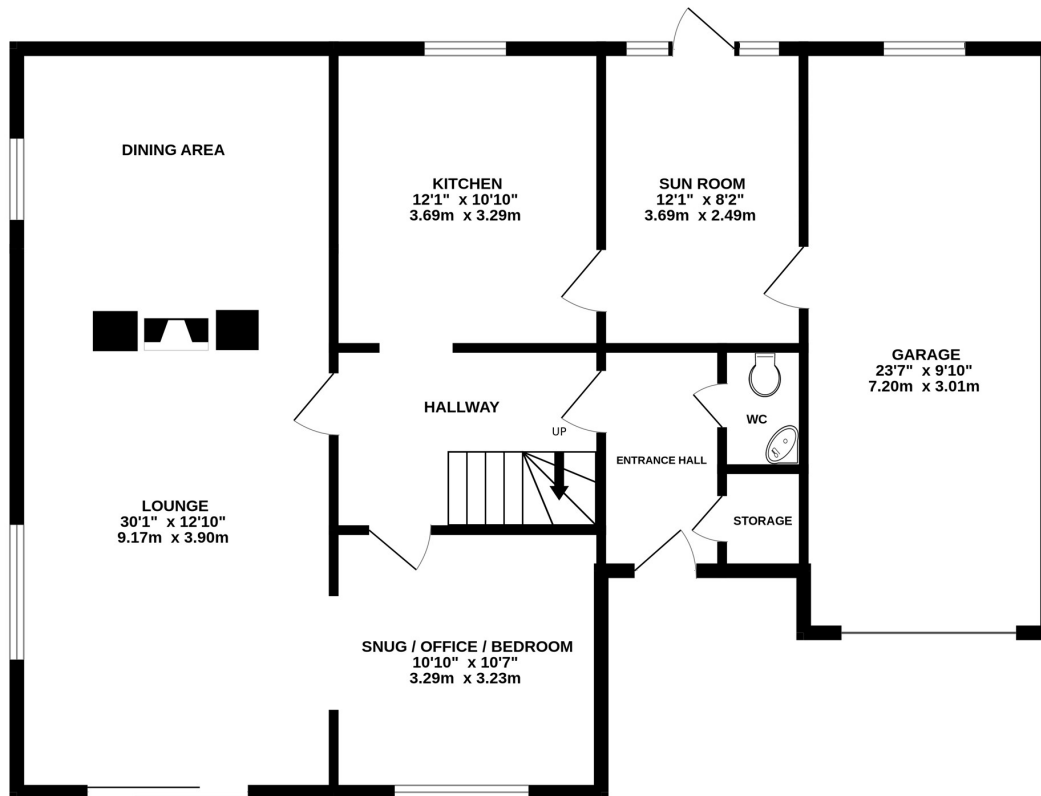
Bathroom

Garage

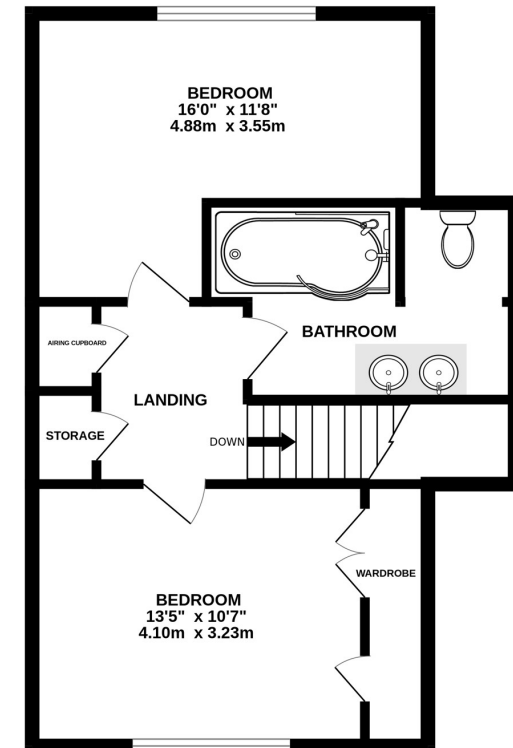
7.2m x 3.01m (23' 7" x 9' 11")



GROUND FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1620 sq.ft. (150.5 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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