



**39 Foley Way**

Haverfordwest, Pembrokeshire, SA61 1BX

OIRO: £189,950 | Freehold | EPC: C



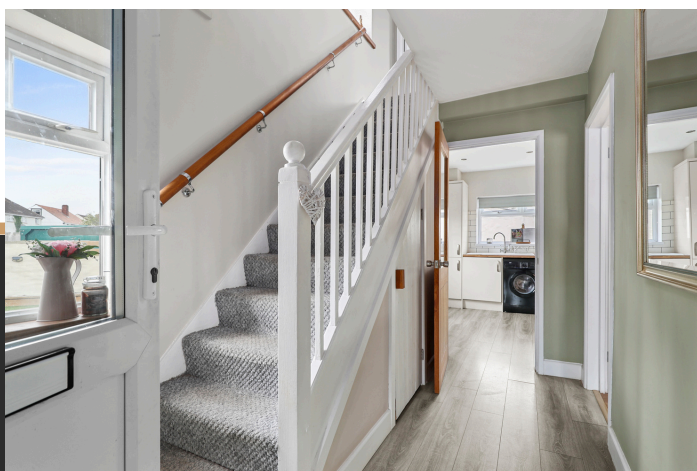


Positioned within the county town of Haverfordwest, this well-maintained semi-detached three-bedroom home presents an excellent opportunity for first-time buyers and those seeking a modern and conveniently located property.

The home is accessed via a practical entrance porch, offering space for outerwear. The lounge is elegantly presented, enjoying excellent natural light and a welcoming feel. To the rear, the kitchen/dining area is thoughtfully designed, fitted with a range of matching units and providing ample room for dining. French doors open directly onto the rear patio, creating a seamless link between indoor and outdoor living. The first floor offers three bedrooms—two generous doubles and a third ideal as a single bedroom, nursery or home office. All are finished to a high standard and are served by a contemporary family bathroom.

Externally, the property includes gated off-road parking for multiple vehicles. The garden has been arranged to maximise usability, with a side patio and storage shed, an area laid with artificial lawn, and a further rear terrace featuring a built-in pizza oven—ideal for entertaining. The property is enclosed with fencing and boundary walls, offering a sense of privacy and security.

Haverfordwest provides a wide range of amenities including supermarkets, retail parks, schools, and leisure facilities, along with excellent transport links by road and rail. The beautiful Pembrokeshire coastline is also within easy reach, making this an ideal setting for both daily living and weekend exploration.





### Porch

Entered via a uPVC front door, this useful porch has tiled flooring and a window to the front, offering a practical spot for coats and boots.

### Lounge

**4.52m x 3.26m (14'10" x 10'8")**

A bright, comfortable space with oak-effect laminate flooring and a window to the front. There's room for seating, with TV connections and a radiator in place.

### Kitchen

**3.58m x 3.31m (11'9" x 10'10")**

Fitted with a range of matching units and worktops, the kitchen includes an electric oven with hob and extractor above, a sink with drainer, and tiled splashbacks. There are windows to the rear and side, plus a uPVC door leading out.

### Dining Area

**3.40m x 3.25m (11'2" x 10'8")**

Set just off the kitchen, this area offers space for a dining table and opens out to the rear patio through french doors. Finished with oak-effect flooring and equipped with a radiator and TV point.

### Bedroom One

**3.41m x 3.38m (11'2" x 11'1")**

A well-sized double with carpet underfoot and a window to the front. There's space for wardrobes, along with a radiator and TV point.

### Bedroom Two

**3.41m x 3.28m (11'2" x 10'9")**

Another double room, this time with a rear-facing window, carpeted flooring, radiator and space for furniture.

### Bedroom Three

**3.15m x 3.09m (10'4" x 10'1")**

A smaller bedroom to the front, also carpeted, with a radiator. Ideal as a single room, nursery or home office.

### Bathroom

**3.15m x 2.01m (10'4" x 6'7")**

Fitted with a panelled bath and shower attachment, separate corner shower with screen, WC, and a vanity unit with basin and mirrored cabinet. Tiled flooring, part-tiled walls, heated towel rail and a window to the rear.

### Externally

The property offers gated parking for multiple vehicles and includes a side patio area with a practical storage shed. To the side, a section laid with artificial grass provides a versatile space well suited to families. At the rear, a further patio area features a built-in pizza oven, creating an ideal setting for outdoor seating and entertaining. The garden is fully enclosed by walls and fencing for added privacy.

### Additional Information

We are advised that all mains services are connected. Council tax band C.

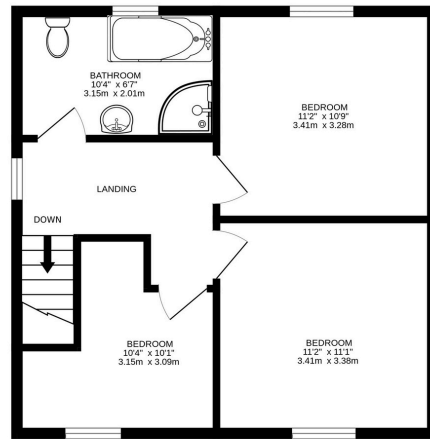
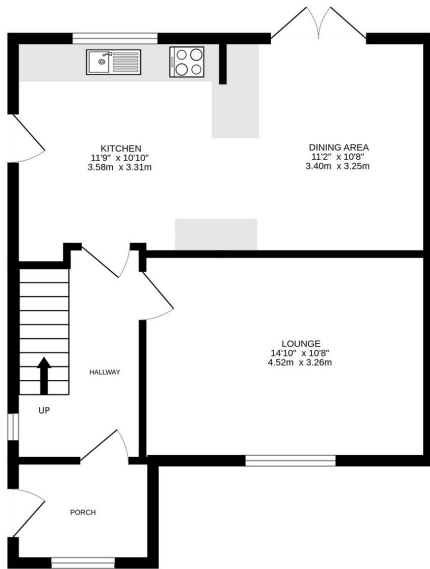






GROUND FLOOR  
509 sq.ft. (47.2 sq.m.) approx.

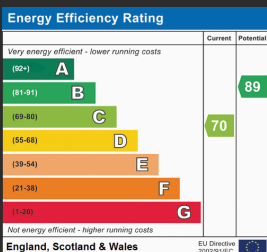
1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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