



11, Glanafon Gardens
Haverfordwest, Pembrokeshire, SA62 4BQ
Guide Price Of £265,000 | Freehold | EPC: C



This well-presented and generously proportioned three-bedroom semi-detached home offers thoughtfully arranged accommodation, well suited to modern family living. The property provides a practical flow throughout, complemented by a private driveway, integral garage and a convenient position within walking distance of key local amenities.

The accommodation opens into a welcoming entrance hallway with useful storage and a ground floor cloakroom. A well-proportioned lounge is positioned to the front, providing a comfortable reception space and leading through to the kitchen. To the rear, the kitchen and dining area forms the heart of the home, offering ample room for everyday dining and informal seating. French doors open directly onto the garden, creating a natural connection between the internal living space and the outdoors, well suited to entertaining. The integral garage provides further storage or potential utility space. To the first floor, three well-sized bedrooms are arranged around a central landing, including a principal bedroom with en-suite facilities. A family bathroom serves the remaining bedrooms.

Externally, off-road parking is provided via a private driveway with access to the integral garage, while the rear garden is enclosed and laid mainly to lawn, offering a private outdoor space with side access and scope for further landscaping or personalisation.

The property is situated within an established residential area of Haverfordwest, within walking distance of Withybush Hospital and Haverfordwest business park. A range of local amenities, including schools, shops, healthcare facilities and transport links, are all close by. The Pembrokeshire coastline, including Broad Haven and Newgale beach, can be reached within a short drive.



Entrance Hallway

3.24m x 1.98m (10'8" x 6'6")

Entered via a composite front door, tiled flooring provides a practical entrance space with an area for coats and under-stairs shoe storage. A staircase rises to the first floor.

WC / Cloakroom

1.98m x 1.10m (6'6" x 3'7")

Continuing tiled flooring from the hallway, the cloakroom is fitted with a WC and pedestal wash basin, complemented by a tiled splash back and wall-mounted mirror. An extractor fan is installed for ventilation.

Lounge

4.34m x 3.56m (14'3" x 11'8")

Offering engineered oak flooring underfoot, this generously proportioned reception room offers ample space for a variety of seating arrangements. A large window to the front aspect provides excellent natural light, while glazed double doors lead through to the kitchen/diner. TV connections are available.

Kitchen / Dining Area

8.65m x 2.78m (28'5" x 9'1")

Tiled flooring runs throughout this well-appointed kitchen and dining space. Fitted with a comprehensive range of base and eye-level units with work surfaces over and tiled splash backs. Appliances includes a four-ring gas hob with oven and extractor, stainless steel sink positioned beneath a rear-facing window, and space for an under-counter fridge and dishwasher. There is ample room for a dining table or casual seating area. French doors open directly to the rear garden. A further door leads to an integral garage.

First Floor

Landing

The landing is carpeted with a practical built-in storage cupboard. Doors lead to all bedrooms and bathroom. A loft hatch is installed.

Bedroom One

4.54m x 2.98m (14'11" x 9'9")

Carpeted flooring underfoot in this well-proportioned double bedroom, offering ample space for furniture and benefiting from a built-in wardrobe. TV connection points are installed. Dual-aspect windows provide natural light.



En-Suite Shower Room

2.71m x 2.46m (8'11" x 8'1")

Tile-effect vinyl flooring complements the contemporary suite, comprising a WC, wash basin, wall-mounted mirror and shower enclosure with glass screen. An extractor fan is fitted, with a window to the side aspect allowing natural ventilation and light.

Family Bathroom

3.16m x 2.46m (10'4" x 8'1")

Vinyl flooring underfoot in the family bathroom, which is fitted with a panelled bath with shower over and glass screen, WC, wash basin and mirrored cabinet. An extractor fan is installed, with a window to the rear aspect providing natural light and ventilation.

Bedroom Two

4.24m x 3.36m (13'11" x 11'0")

With carpeted flooring and space for a double bed and additional furniture, this bedroom also accommodates a small desk with a window to the rear aspect.

Bedroom Three

4.57m x 2.96m (15'0" x 9'9")

Carpeted flooring throughout, with space for a double bed, furniture and casual seating. TV connection points are installed with a window to the fore aspect.

Garage

5.19m x 3.11m (17'0" x 10'3")

Currently utilised as a utility / storage space. The Vaillant boiler is housed here. The garage can be accessed internally from the kitchen or via double garage doors to the fore.

External

To the front, a combination of lawn and driveway provides off-road parking for multiple vehicles with access to the integral garage. To the rear, the garden is laid to lawn and enclosed by feather-edge fencing, with a paved pathway bordering the property. The space offers excellent potential for further landscaping or personalisation.

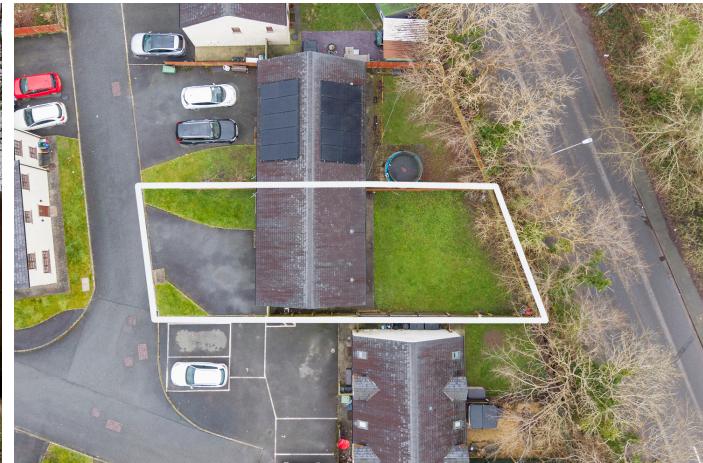
Additional Information

We are advised that all main services are connected. The property benefits from gas central heating.

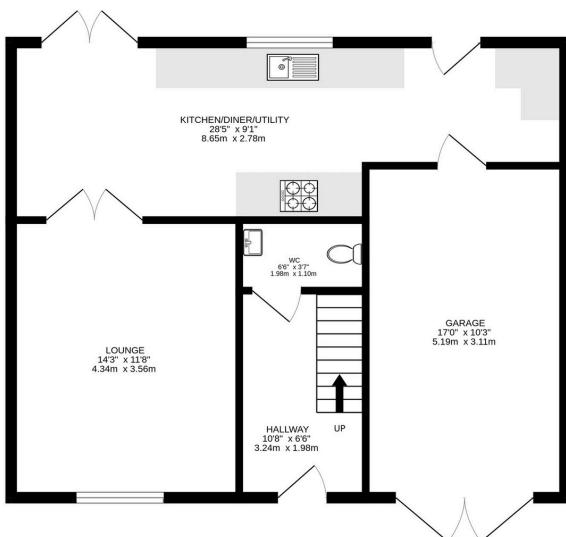
Council Tax Band

D (£1,651.97)

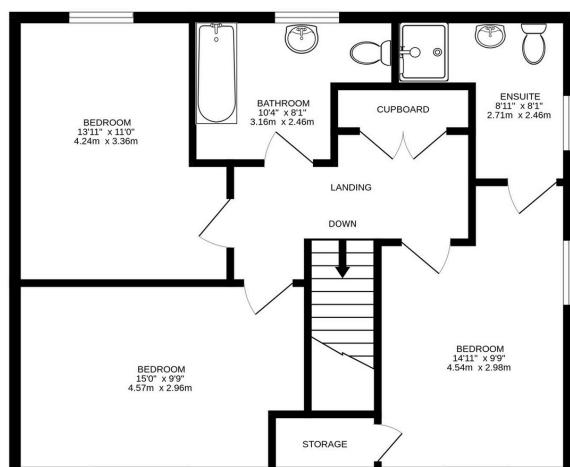




GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2)	A		
(B9-B1)	B		
(B9-B10)	C	78	82
(B5-B8)	D		
(B3-B4)	E		
(D1-D8)	F		
(D1-D6)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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