



2 Glanafon Gardens

Haverfordwest, Pembrokeshire, SA62 4BQ

Guide Price Of £260,000 | Freehold | EPC: D



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

The accommodation opens into a welcoming entrance hallway with useful storage and a ground floor cloakroom. To the front, a well-proportioned lounge provides a comfortable reception space, leading through to the rear of the property where the kitchen and dining area forms the main hub of the home. This space offers ample room for everyday dining and informal seating, with French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. The integral garage offers additional storage or potential for use as a utility area. To the upper level, three well-sized bedrooms are arranged around a central landing, including a principal bedroom with en-suite facilities. A family bathroom serves the remaining accommodation.

Externally, the property benefits from off-road parking via a private driveway with access to the integral garage. The rear garden is enclosed and laid mainly to lawn, providing a private outdoor space with side access and scope for further landscaping if required.

Situated within an established residential area of Haverfordwest, the property is within walking distance of Withybush Hospital and the business park, with a range of schools, shops, healthcare facilities and transport links close by. The Pembrokeshire coastline, including Broad Haven and Newgale, is also within easy driving distance.



Entrance Hallway

2.85m x 2.14m (9'4" x 7'0")

Entered via a composite front door, laminate 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

2.14m x 1.16m (7'0" x 3'10")

Continuing laminate 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

3.60m x 3.48m (11'10" x 11'5")

Offering laminate 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 2.50m (28'5" x 8'2")

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 electric hob with oven and extractor, stainless steel sink positioned beneath a rear-facing window, plumbing for an American fridge/freezer and integrated 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 with ladder is installed. The loft is partially boarded.

Bedroom One

4.71m x 3.52m (15'5" x 11'7")

Carpeted flooring underfoot in this well-proportioned double bedroom, offering ample space for furniture and benefiting from fitted mirrored wardrobes. TV connection points are installed. Window to the fore provides plenty of natural light.

En-Suite Shower Room

1.92m x 1.10m (6'4" x 3'7")

This fully tiled suite comprises a WC, wash basin, wall-mounted mirror and shower enclosure with glass screen. An extractor fan is fitted for ventilation.

Family Bathroom

2.73m x 2.17m (8'11" x 7'1")

Vinyl flooring underfoot with tiled walls in the family bathroom, which is fitted with a panelled bath with shower head attachment, WC, and a wash basin with illuminated mirror above. An extractor fan is installed, with a window to the rear aspect providing natural light.

Bedroom Two

3.48m x 2.47m (11'5" x 8'1")

With carpeted flooring and space for a double bed, fitted wardrobes and a window to the rear aspect.

Bedroom Three

3.81m x 2.60m (12'6" x 8'6")

Carpeted flooring throughout, with space for a double bed and additional furniture. Fitted wardrobes are installed, with TV connection points available and a window to the fore aspect.

Garage

3.97m x 2.55m (13'0" x 8'4")

Currently utilised as a utility / storage space. The boiler is housed here. Plumbing is available for a washing machine. 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 tarmac 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.

Additional Information

We are advised that all main services are connected. The property benefits from gas central heating. Smoke detectors are hardwired throughout the property.

Council Tax Band

D (£1,727.96)

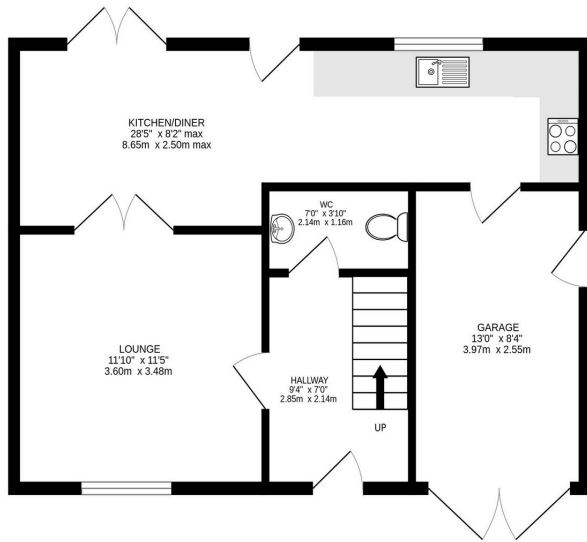
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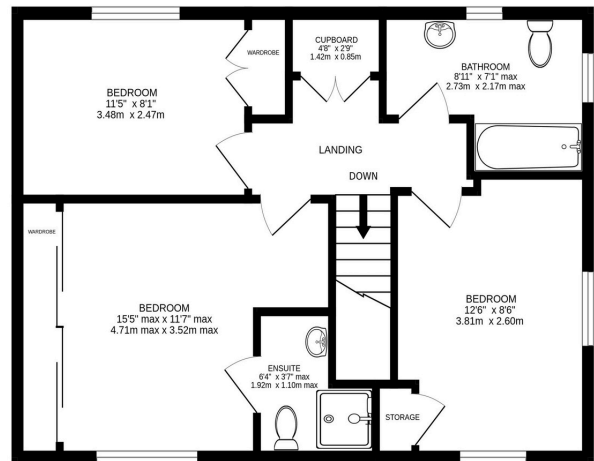




GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	79
		65	

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