



jjmorris



## 9 Foley Way, Haverfordwest – SA61 1BX

£169,999

\*Beautifully presented 2-bedroom semi-detached home

\*Stylish, modern décor throughout, updated by current owners

\*Off-road parking for two vehicles on a paved driveway

\*Large rear garden – fully enclosed, private, and secure

\*Spacious porcelain slab patio – ideal for entertaining

\*Stunning summer house with electricity and lighting

\*Luxury hot tub under pergola with composite decking and built-in seating

\*Move-in ready – perfect for first-time buyers or downsizers

## **Description/Situation**

Welcome to 9 Foley Way – a stylish and well-maintained property that has been thoughtfully updated by the current owners. This charming home boasts modern décor throughout, creating a warm and inviting atmosphere from the moment you step inside. The property offers two generously sized bedrooms, spacious living areas, and a well-appointed kitchen. Outside, you'll find a large rear garden ideal for relaxing or entertaining, featuring a hot tub with pergola, a fully equipped summer house with electricity and lighting, and ample off-road parking to the front. With its combination of comfort, style, and outdoor space, this is a fantastic opportunity for first-time buyers, downsizers, or anyone looking for a move-in-ready home in a desirable location.

## **Entrance Hallway**

Property entered via pvc glazed door, half height wall paneling, tiles to floor, stairs to first floor landing, under stairs storage, radiator, doors to lounge and kitchen.

## **Lounge**

Double glazed window to fore, radiator, feature fireplace to include wood burner insert with tiled hearth and floating mantle over, wood effect flooring, wall lights.

## **Kitchen/Breakfast Room**

Double glazed window to rear, double glazed French doors to rear leading out to garden space, a range of high gloss wall and base units with wooden work surface over, brick effect tiled splash back, composite sink and drainer with mixer tap over, fitted shelving, breakfast bar/seating area, spotlights, space for fridge/freezer, Range cooker and extractor hood, plumbing for washing machine.

## **Utility Cupboard**

Doble glazed window to side, wall tiles, space for white goods, tiles to floor.

## **First Floor Landing**

Double glazed window over staircase, loft access, doors leading off to bedrooms ad bathroom.

## **Bedroom 1**

Double glazed window to fore, radiator, wooden effect flooring, fitted wardrobe space, fitted cupboard space housing gas boiler.

## **Bedroom 2**

Double glazed window to rear, radiator, wooden effect flooring.

## **Bathroom**

obscure double glazed window to rear, half height wall paneling, decorate floor tiles, corner shower enclosure wit brick effect tiles and power shower, wash hand basin vanity unit, low level w.c, free standing bath with chrome mixer taps and shower attachment, wall mounted radiator/towel rail, spotlights.

## **Summer House**

Timber built, double glazed French doors to fore, double glazed windows to fore and side, wooden effect flooring, fitted shelving.

## **Externally**

To the front, enjoy paved off-road parking for two cars and a gated side entrance for added convenience. Step into the beautifully landscaped rear garden, where a large porcelain patio offers the perfect spot for dining and relaxing to include seating area. A stylish summer house with power and lighting makes an ideal retreat, office, or entertainment space. Follow the steps down to a lush lawn area, leading to a stunning composite-decked pergola with hot tub and built-in seating – your own private oasis! There's also a handy storage shed tucked away at the rear. The entire garden is fully enclosed, offering complete privacy and security – ideal for families, entertaining, or peaceful evenings at home.

## **Services & Utilities**

Heating Source: Gas Services: Electric: Mains Water: Mains Drainage: Mains Broadband/Wireless: Connected Tenure: Freehold Local Authority: Pembrokeshire County Council Council Tax: Band C





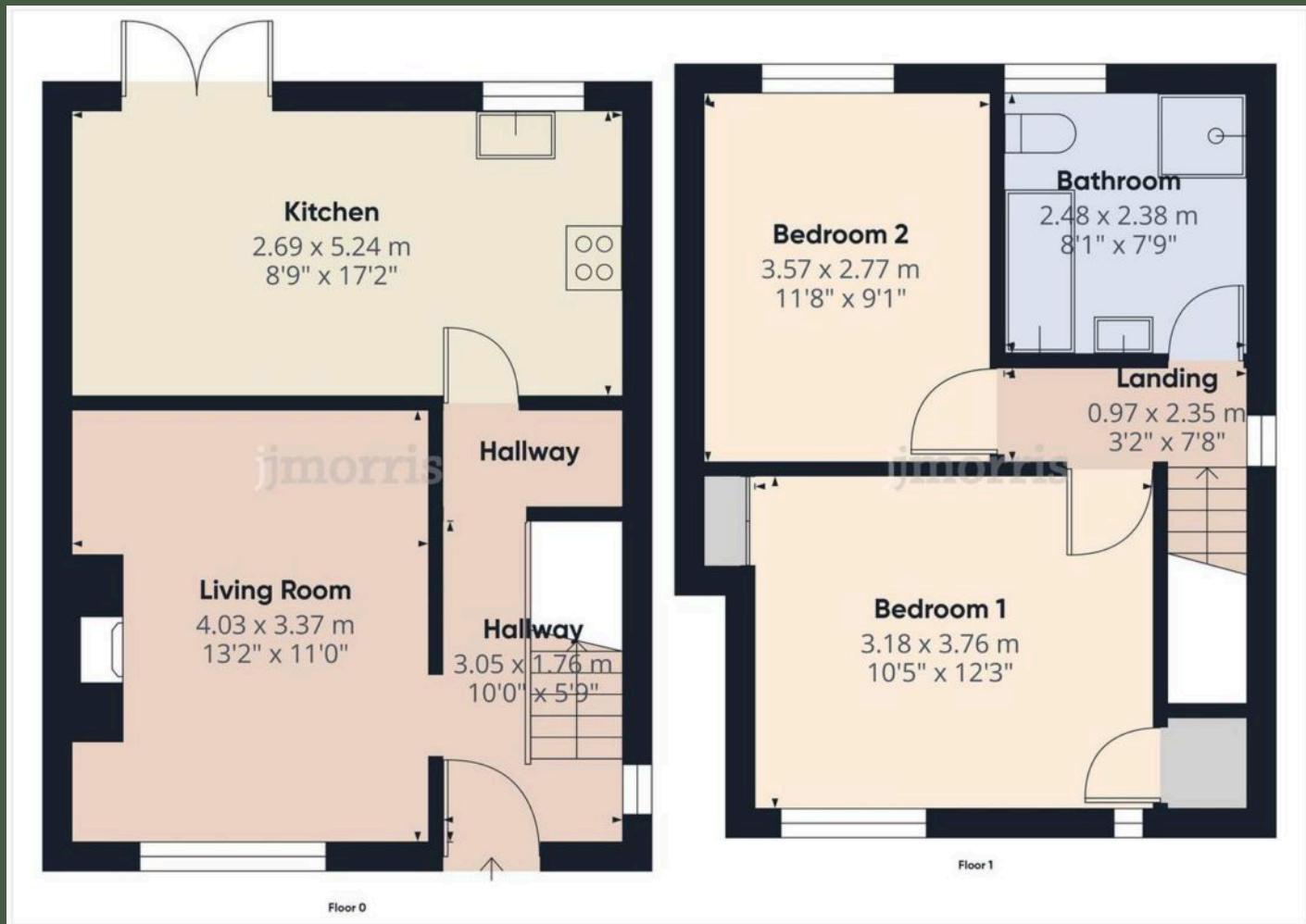


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core	Energy rating	Current	Potential
2+	A		
1-91	B		
9-80	C		77 C
5-68	D		
9-54	E		
1-38	F		
-20	G		

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

