



**32, Jockey Fields**

Haverfordwest, Pembrokeshire, SA61 2PN

Guide Price Of £195,000 | Freehold | EPC: D





Situated within the established residential area of Prendergast, this well-presented three-bedroom home offers practical, well-arranged accommodation within walking distance of Withybush Hospital, Haverfordwest town centre and the business park, making it an ideal first-time buy or family home.

The ground floor features a generous lounge arranged around a log burner, creating a well-defined and comfortable reception space. To the rear, the kitchen and dining area is presented in a contemporary style, incorporating integrated appliances, coordinated work surfaces, and complementary splash backs, with a further log burner providing a strong focal point. The first floor comprises three bedrooms, including two well-proportioned doubles, alongside a third room well suited to use as a single bedroom or home office. The bathroom is finished with modern fittings, featuring a vanity unit with his and hers basins and a walk-in shower with slate detailing.

The rear garden is generous in scale and has been thoughtfully arranged to make effective use of the space, with a defined seating and hot tub area, a bespoke bar and a Scandinavian-style grill lodge, creating a versatile outdoor environment suitable for year-round use. To the front, parking is provided, with side access leading through to the rear garden.

Conveniently located within walking distance of Withybush Hospital and Haverfordwest town centre, the property is well placed for a range of shops, amenities and secondary schools, with good access to transport links and the wider Pembrokeshire coastline.





### Entrance Hallway

A UPVC front door opens into the hallway, with tiled flooring underfoot and carpeted stairs rising to the first floor.

### Lounge

**4.79m x 3.66m (15'9" x 12'0")**

Tiled flooring continues into this well-proportioned reception room, which provides space for a range of seating arrangements. Rustic oak shelving is positioned within the alcove, while a log burner sits within a stone-effect fireplace. A window to the fore allows in natural light.

### Kitchen / Dining Area

**5.86m x 3.16m (19'3" x 10'4")**

Tiled flooring extends throughout into the kitchen and dining area. A range of matching base and eye-level units is arranged around complementary worktops, finished with brick-effect and tiled splashbacks. Integrated appliances include a four-ring gas hob with oven and extractor, washing machine, dishwasher and fridge freezer. A composite sink is positioned beneath a rear-facing window overlooking the garden, with space for a small dining table. A side door offers direct access to the garden, while a corner log burner is set on a slate hearth with a slate-effect wall surround creating a cosy feel.

### First Floor

#### Landing

Carpeted underfoot, the landing provides access to all bedrooms and the bathroom, a the loft hatch and side-facing window complete the space.

#### Bedroom One

**2.70m x 2.52m (8'10" x 8'3")**

Laminate flooring continues into this single bedroom, with built-in storage. The room is also suitable for use as a home office, with a side-facing window providing natural light.

#### Bedroom Two

**3.17m x 3.16m (10'5" x 10'4")**

Laminate flooring extends into this double bedroom, offering space for freestanding furniture. A rear-facing window overlooks the garden.

#### Bedroom Three

**3.66m x 2.78m (12'0" x 9'1")**

Laminate flooring continues into this double bedroom, which features built-in wardrobes and a slate-effect tiled feature wall with TV connections. A window to the front elevation provides natural light.

#### Bathroom

**2.70m x 1.70m (8'10" x 5'7")**

LVT flooring underfoot, with the bathroom fitted with a vanity unit incorporating twin basins and a slate-effect tiled splashback. The suite includes a WC and a walk-in shower with a slate-effect composite shower tray, waterproof wall boarding and a glass screen, fitted with a waterfall shower. Wall-mounted mirrors and a heated towel rail complete the space, with a side-facing window providing natural light.

#### External

To the rear, slate and flagstone paving forms a seating area with pizza oven, power supply and space for a hot tub. An area of artificial lawn leads to a decked terrace with bar and Scandinavian-style grill lodge. To the front, chippings and artificial turf provide low-maintenance area, enclosed by walling and slatted fencing. A log store is positioned to the side, with shared side access leading to the rear garden.

#### Additional Information

We are advised that all main services are connected, with the property benefiting from gas central heating.

#### Council Tax Band

C (£1,468.42)

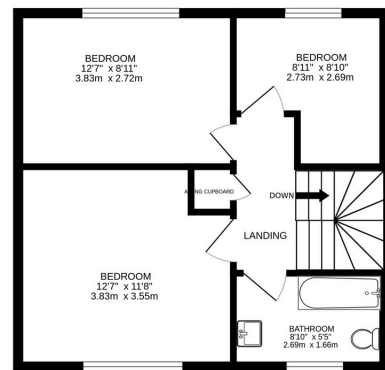
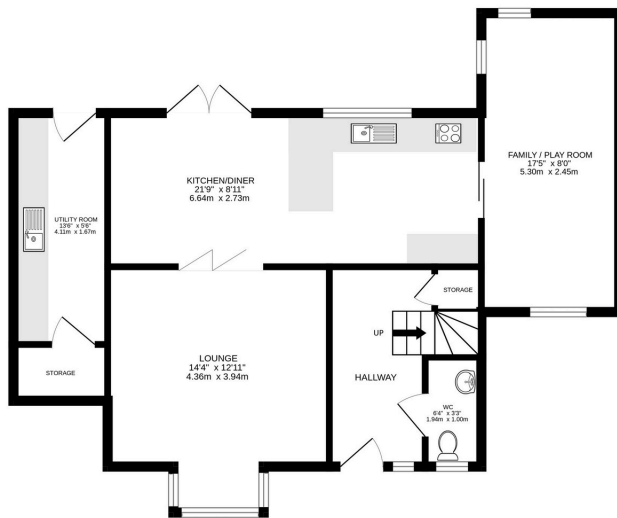






GROUND FLOOR  
694 sq.ft. (64.4 sq.m.) approx.

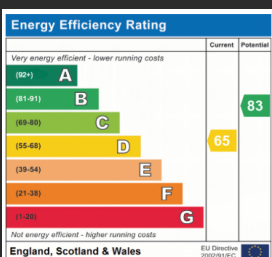
1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

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