

# John. Francis

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**NEW  
INSTRUCTION**



**11 Caldy Way,  
Milford Haven SA73 2RG**

**Offers in the region of £157,000**

Three Bedroom Detached Bungalow  
Popular Residential Area  
Car Port and Drive Way  
Convenient for Town, Schools and  
Amenities  
Ideal Retirement or Family Home

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## DESCRIPTION

This detached bungalow is situated on Caldly Way, a popular residential area located on the Westhill development. This property would benefit from some updating but the potential is plain to see. The accommodation comprises of: Three bedrooms, kitchen, lounge, wet room and also a conservatory to the side. Externally there is a driveway and carport providing off road parking for three cars. To the front and rear is a neat garden that wraps around the bungalow laid to lawn and bordered by mature shrubs. To book your accompanied viewing please contact the John Francis Milford Haven office.

## HALLWAY

Entered via part double glazed front door, fitted carpet, cupboard housing immersion tank, storage cupboard housing gas boiler, doors to:

## LOUNGE

15'08 x 11'11 (4.78m x 3.63m)  
Two double glazed windows to front aspect, fitted carpet.

## KITCHEN

11'09 x 7'09 (3.58m x 2.36m)  
Double glazed window to side aspect, part double glazed door leading to conservatory, tiled flooring, range of base and eye level kitchen units with wood effect worktops over incorporating sink and drainer, integrated 4 ring electric hob with extractor over, built in electric fan assisted oven, space and plumbing for washing machine and dryer.

## CONSERVATORY

9'09 x 7'02 (2.97m x 2.18m)  
Double glazed windows to back, rear and side aspects. Tiled flooring, door opening out to front garden.

## BEDROOM 1

13'08 x 9'10 (4.17m x 3.00m)  
Double glazed window to rear aspect, fitted wardrobes, fitted carpet.

## BEDROOM 2

9'09 x 6'11 (2.97m x 2.11m)  
Double glazed window to rear aspect, fitted carpet.

## BEDROOM 3

9'11 x 9'09 (3.02m x 2.97m)  
Double glazed window to rear aspect, fitted wardrobe, fitted carpet.

## WET ROOM

6'10 x 6'05 (2.08m x 1.96m)

Obscured double glazed window to side aspect. Suite comprising: electric shower, wash hand basin, WC.

## EXTERNAL

To the side of the property is a driveway and carport providing off road parking for three cars, running along side the length of the drive way is a neat lawn bordered by mature shrubs and bushes. To the rear of the property is a garden area that wraps around the bungalow laid to lawn and planted with mature shrubs.

## SERVICES

We are advised that mains services are connected to the property.

## COUNCIL TAX BAND D

Pembrokeshire Council Tax Band D. (£1128 - 2017/18)

## BROADBAND

We have been advised that fibre optic broadband is available at this property on  
[https://  
www.productsandservices.bt.com/  
products/broadband-packages-a](https://www.productsandservices.bt.com/products/broadband-packages-a)

## VIEWING

By appointment with the selling Agents on 01646 690096 or e-mail [milford@johnfrancis.co.uk](mailto:milford@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 1:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our Office in Charles Street, turn left into Hamilton Terrace and head towards Steynton. After approximately ½ mile, look out for a left-hand turn signposted Skomer Drive and take this exit. On the main Skomer Drive road look for the second right-hand turn signposted Gateholm Avenue which leads to Caldly Way and continue along veering left. The property is located on the left-hand side and can be identified by our John Francis For Sale Board.