



- 3 Bedroom Semi Detached House
- Extended but Improvable.
- Fantastic First Time Buy
- E.P.C Rating D



£89,999





Description

An improvable but well cared for and extended family home, with a good rental yield available for investors, located in a quiet area within the Hakin area of Milford Haven. Close to Milford's many amenities including the lovely Marina area, school & surgery, the house will continue to make a wonderful family home for the next owners. A no onward chain sale, this will be a bargain for somebody so contact Evans Roach to arrange your accompanied viewing.

Entrance To

Entrance to the property is via a pathway leading to the gated access, further leading to the main front door.

Entrance Hallway

11' 1" x 6' 2" (3.38m x 1.88m)

Wooden front door, double glazed window to fore, radiator, under stairs storage.

Lounge

12' 10" x 11' 11" (3.91m x 3.63m)

Double glazed window to fore, radiator, T.V & telephone points, laminate floor.

Kitchen Diner

19' 7" x 10' 4" (5.97m x 3.15m)

Double glazed window to side, part tiled walls, part laminate floor, part tiled floor, a range of base and wall units with complementary work surface, 1 1/2 bowl sink unit with mixer tap, storage cupboard, radiator, breakfast bar, opens into -

Conservatory

9' 5" x 8' 1" (2.87m x 2.46m)

Double glazed conservatory, tiled floor.

Sun Room/Utility

8' 1" x 6' 4" (2.46m x 1.93m)

Tiled floor, door to side, plumbing for washing machine, storage cupboard, door to -

W.C

Low level W,C, obscure double glazed window to side, part tiled walls

First Floor Landing

Double glazed window to side, loft hatch.

Bedroom 1

8' 1" x 7' 5" (2.46m x 2.26m)

Double glazed window to fore, radiator.

Bedroom 2

12' 5" x 10' 4" (3.78m x 3.15m)

Double glazed window to fore, T.V point.

Bedroom 3

11' 11" x 10' 10" (3.63m x 3.3m)

Double glazed window to rear, radiator, built in storage.

Family Shower Room

6' 8" x 5' 8" (2.03m x 1.73m)

Obscure double glazed window to rear, part tiled walls, low level W.C, wash hand basin, heated towel rail. shower area.

Externally

To the side of the property is a gated patio area currently fenced and laid to slab with a double glazed door to the utility/sun room. The rear garden is fenced with a patio area, pergola, decked area and glasshouse.

Broadband

Please note that "super-fast" broadband is available within this street as confirmed by www.productsandservices.bt.com/products/speed-checker.



Tenure - Freehold

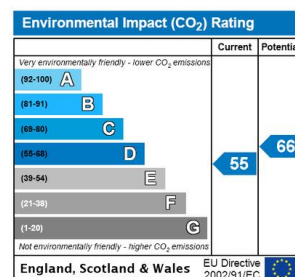
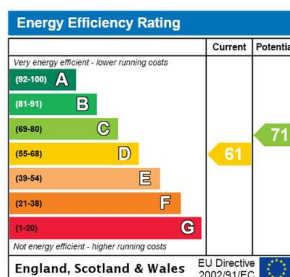
Council Tax Band - B - £974.63 Per Annum

Services - We are advised that mains services are connected

Viewing Arrangements - Strictly by appointment only

Directions

From our office in Haverfordwest drive towards Milford Haven. Continue through Milford Haven heading towards Hakin, crossing Hakin bridge towards Hubberston. Pass through Hubberston looking for a left hand turn signposted Gelliswick Road, taking this left turn. Continue past the shop looking for our property on the left hand side as identified by our Evans Roach For Sale Board.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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