



- Stunning Presentation Throughout
- A Charming Character Property
- 3 Bedrooms & Loft Room
- E.P.C Rating E

Est. 1890  
**evans**  
**roach**  
01437 762516

**£140,000**





### Description

Dartmouth Street is a very popular residential area situated near to Milford Haven's wide range of amenities, now including the fantastic marina development with its range of boutique shops, bars and restaurants. Number 22 itself is full of charm and character and has stunning period features including the decorative clay tiled roof, ornate gable bay windows, original fireplaces, original ornate wrought iron front gate and railings and clay tiled entrance path leading to a porch. Internally the current owner has maintained the property very well and it is a lovely, spacious family home with 3 bedrooms and a loft space currently being used as a guest room. Call Evans Roach to book your accompanied viewing on 01437 762516

### Entrance to

Entrance to the property is via a gated pathway leading through a small front courtyard to

### Porch

Tiled floor, UPVC double glazed door to

### Entrance Hallway

23'3x 5'7 (max) (7.09m x 1.7m (max))

Laminate floor, radiator, cupboard, double glazed door to side garden.





### **Lounge**

**15'1 x 12'7 (4.6m x 3.84m)**

Double glazed bay window to fore, original features, laminate floor, T.V point, telephone point, original feature fireplace, radiator, shelved recess.

### **Dining Room**

**11'11 x 10'6 (3.63m x 3.2m)**

Double glazed window to rear, laminate floor, original feature fireplace, radiator, shelved recess.

### **Breakfast Kitchen**

**23'3 x 11'6 (max) (7.09m x 3.51m (max))**

Double glazed window to side, radiator, wall mounted Vaillant combination boiler, Velux window to rear, part tiled walls, tiled floor, plumbing for washing machine, range of wall and base units with complementary work surface, sink with mixer tap, integrated dishwasher, integrated oven, Whirlpool induction hob with extractor.

### **Cloakroom**

Velux window to rear, extractor fan, wash hand basin, tiled floor, low level w.c.

### **First Floor Landing**

Double glazed window to fore, storage cupboard.

### **Bedroom 1**

**16'1 x 10'1 (max) (4.9m x 3.07m (max))**

L shaped, double glazed windows x 2, laminate floor, radiator.

### **Family Bathroom**

**9'4 x 6'9 (2.84m x 2.06m)**

Tiled floor, Velux window, heated towel rail, corner shower cubicle with power shower, part tiled walls, wash hand basin, low level w.c, corner bath.

### **Bedroom 2**

**11'2 x 10'9 (3.4m x 3.28m)**

Double glazed window to rear, wooden floor, radiator, decorative fireplace.

### **Bedroom 3**

**15'11 x 10'7 (4.85m x 3.23m)**

Double glazed bay window to fore, wooden floor, decorative fireplace, built in storage, radiator.

### **Stairs to**

### **Loft Room**

**15'8 x 15'7 (max) (4.78m x 4.75m (max))**

Velux window to rear, eaves storage.

### **Externally**

To the front of the property is a gated courtyard. To the rear is a patio area and steps leading to a lawned garden, herb garden and storage shed.

### **Broadband**

Please note that Superfast BT Infinity broadband is available within this street as confirmed by <http://www.productsandservices.bt.com/products/broadband-packages/>



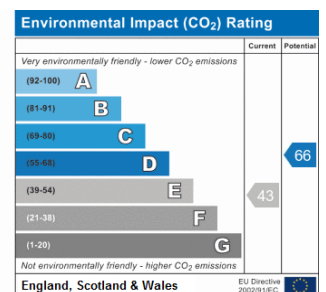
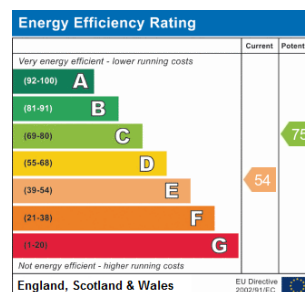
**Tenure** - Freehold

**Council Tax Band** - C - £1113.87

**Services** - We are advised that mains services are connected

**Viewing Arrangements** - Strictly by appointment only

**Directions** - Drive into Milford Haven town centre & follow Charles Street to the end of the road, turn right into Dartmouth Street, where the property is approximately half way along on the right hand side, clearly 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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