1 Green Terrace, Hubberston, Milford Haven, Pembrokeshire, SA73 3PT
• End Terraced Property
• Three Double Bedrooms
• Two Reception Rooms
• Gas Central Heating
• In Need Of Modernisation
• Sizeable Rear Garden
• Lots Of Potential
• Garage & Off Road Parking
• Highly Recommend Viewing

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales particulars have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised freehold
Tax: Band C
GGR/LJD/08/19/OKGGR

Offers In Excess Of £120,000
A well presented property in need of some modernisation which offers a garage, off road parking and a sizeable lawned garden to the rear, within walking distance of local schools, shop and village pub - ideal for a family or first time home. The property benefits from gas central heating and double glazing, the accommodation briefly comprises: entrance hallway with hardwood staircase, reception room/bedroom, 21ft living room, kitchen, family bathroom as well as a shower cubicule, sizeable utility room on the ground floor, with three double bedrooms on the first floor.

Externally, access to the property is from the side with a front garden laid to lawn and boarders with flowers. The sizeable rear garden is separate from the property and is accessed via a small pathway near to the garage with a pedestrian wooden gate. The garden is laid to lawn with mature trees and shrubs, there is a garden shed and two greenhouses. Highly recommend viewing to appreciate the size of this property and garden.

Milford Haven has the largest port in Wales, and the third largest port in the United Kingdom. It also has a popular Marina with accompanying Restaurant, Wine Bar, and boutique shops. The town itself has a historic late 18th and 19th centuries core based on a grid pattern, located between Hubberston Pill and Castle Pill and extending inland for 500 metres. Milford Haven’s 20th century expansion took in several other settlements. Hakin and Hubberston are older, and situated to the west of the main town. The town also benefits from a variety of shops and supermarkets, leisure centre, primary and secondary schools, and the Torch Theatre and Cinema.

**DIRECTIONS**

From our Milford Haven branch, continue down Fulke Street and turn right onto Hamilton Terrace. At the roundabout, take the first left and continue up St Lawrence Hill, onto Waterloo Road and then onto the Dale Road, the property will be found on your right hand side before the Three Crowns pub.

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**LIVING ROOM/BEDROOM**
10'10" x 12'5" (3.32m x 3.80m)

**LIVING ROOM**
21'4" x 12'8" (6.52m x 3.88m)

**KITCHEN**
8'2" x 15'4" (2.51m x 4.68m)

**BATHROOM**
9'9" x 10'2" (2.99m x 3.12m)

**UTILITY ROOM**
11'9" x 12'0" (3.59m x 3.67m)

**BEDROOM**
9'8" x 9'9" (2.97m x 2.99m)

**BEDROOM**
9'8" x 12'11" (2.97m x 3.96m)

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See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.