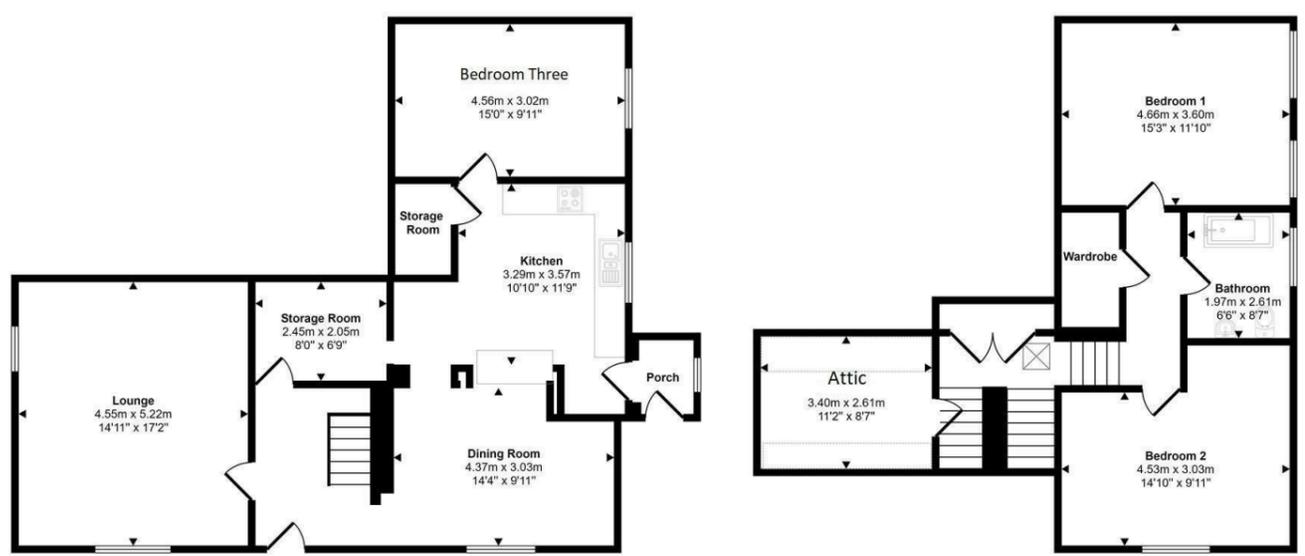


Approx Gross Internal Area
162 sq m / 1638 sq ft



Ground Floor
Approx 87 sq m / 936 sq ft

Denotes head height below 1.5m

First Floor
Approx 65 sq m / 702 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band E

We would respectfully ask you to call our office before you view this property internally or externally.

JETH/ESL/04/23/ok JETH

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProPs
<https://www.facebook.com/westwalesproperties/>

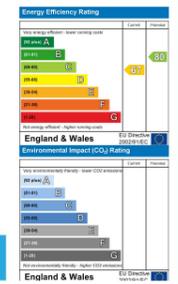
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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 details 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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Rookery Nook 47 Coombs Road, Milford Haven, Pembrokeshire, SA73 1DD

- Detached House
- Two Reception Rooms
- Double Garage
- Development Potential
- Solar Panels
- Three Double Bedrooms
- Off Road Parking
- Approximately 0.4 Acres of Woodland
- Double Glazing
- EPC Rating: D



Offers In Excess Of £250,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585



The Agent that goes the Extra Mile





Rookery Nook is a detached property with 3 bedrooms located on the outskirts of Milford Haven town. Originally two cottages, the layout of the property briefly comprises of an Entrance Hall with under-stairs storage room, Lounge, Dining Room, Kitchen with walk-in pantry and a Downstairs Double Bedroom. On the first floor are two further Double Bedrooms, a sizeable airing cupboard and a Family Bathroom. There is walk-in attic space providing ample storage space. The property benefits from UPVC and hardwood double glazed windows and gas central heating. There are privately owned solar panels with a EPS back up system (available by separate negotiation) providing reduced energy bills. The back up system provides off grid energy to all the lighting circuits, boiler circuit and some radials for house power from batteries or solar if there is ever a power cut.

Externally there is ample off road parking to both sides of the property, and access to the detached double garage. To the rear is a tiered woodland garden area, offering the potential for a terraced garden. The entire plot measures roughly 0.4 acres in total.

This is a fantastic development opportunity, viewing is highly recommended!

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



DIRECTIONS

From our Milford Haven Office continue down the hill and left onto Hamilton Terrace, follow the road past Lidl on North Road. Turn right at the signpost 'Blackbridge, Neyland' the property will be found down the hill, on the left-hand side. What 3 Words: respected.ripen.rejects.

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