

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 ' B '

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

SSG/ESL/05/23/OK EJJ

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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**

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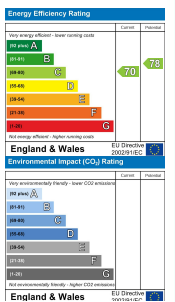


## 42 Prioryville, Milford Haven, Pembrokeshire, SA73 2JR

- Semi Detached House
- Close To Amenities
- Downstairs WC
- No Onward Chain
- Gas Central Heating
- Four Bedrooms
- Front and Rear Gardens
- Solar Panels
- Shower Room
- EPC Rating: C

**£135,000**

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**The Agent that goes the Extra Mile**







42 Prioryville is a nicely positioned semi-detached house located close to amenities, schools and public transport links. The layout of the property briefly comprises of an Entrance Hall, Lounge/Diner, Kitchen/Breakfast Room, Downstairs WC, Study/Fourth Bedroom and a Store Room. On the first floor are Three Bedrooms and a Shower Room with a disabled shower unit. The property benefits from double glazing and gas central heating, alongside privately owned solar panels providing reduced energy costs.

Externally, there front of the property benefits from a lawn garden with a low lying boundary wall and gated pathway to the front door. There is pedestrian side access to the rear porch. To the rear of the property is a well maintained flat lawned garden, with a garden shed and seating area laid to decorative gravel. The garden is enclosed by fencing.

With the added appeal of No Onward Chain, this is a fabulous First Time Buy or Investment. 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 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 office in Charles Street proceed through town until you reach the crossroads joining Priory Road. Take the fifth turning on the right onto Prioryville and then take the 2nd turning on your right into the cul-de-sac, where number 42 will be found on your right-hand side. What3Words: croaking.direction.hissing.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.