

Ground Floor  
Approx 41 sq m / 444 sq ft

First Floor  
Approx 42 sq m / 454 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.

**COUNCIL TAX:** Band 'B'

ref: SLS/CPS/13/05/250KSL

**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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**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](mailto:milford@westwalesproperties.co.uk)

TELEPHONE: 01646 698585



**52 Coombs Drive, Milford Haven, Pembrokeshire, SA73 2NY**

- Semi Detached House
- Three Bedrooms
- Gardens Front & Rear
- Close to Amenities
- Close to Transport Links
- Ideal Investment or First Home
- On Road Parking
- Gas Central heating
- EPC Rating B

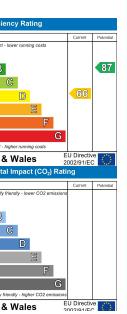
**Price £130,000**

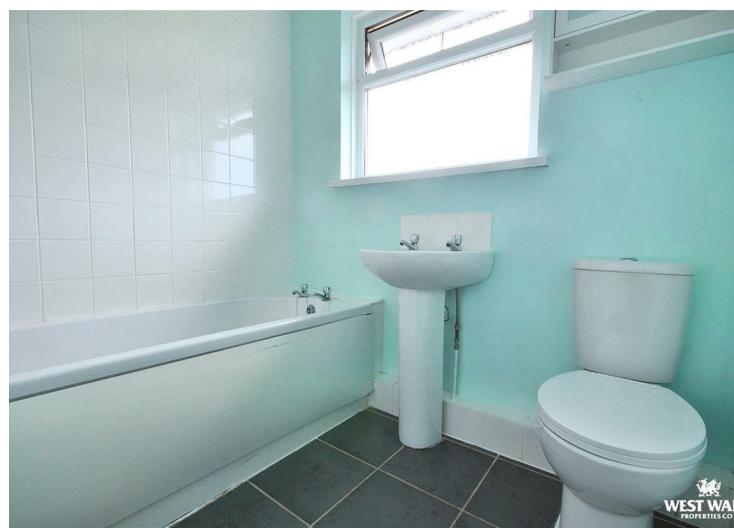
**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**



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

***The Agent that goes the Extra Mile***





## DIRECTIONS

From our Milford Haven Office, continue down Charles Street, turn left onto Dartmouth Street, then left again onto Hamilton Terrace. Continue onto Great North Road, at the crossroads, take a right by Kingston Veterinary Group onto Pill Road. Take the first left turn into Coombs Drive, follow the road, bearing right and the property is on your right denoted by our For Sale board. What3words#adding.campfires.cabbage

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