

Floorplan

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

SSG/ESL/01/23/OK/SSG

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

FACEBOOK INSTAGRAM & 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

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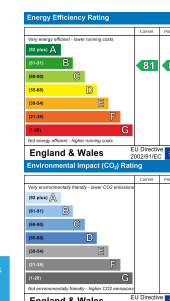


8 Mariners Way, Steynton, Milford Haven, Pembrokeshire, SA73 1AZ

- Detached Bungalow
- Immaculately Presented
- Conservatory
- NHBC Certificate
- Three Double Bedrooms
- Wraparound Gardens
- Garage And Parking
- Close To Amenities
- En-Suite Shower Room
- EPC Rating: B

Offers In Excess Of £375,000

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The Agent that goes the Extra Mile



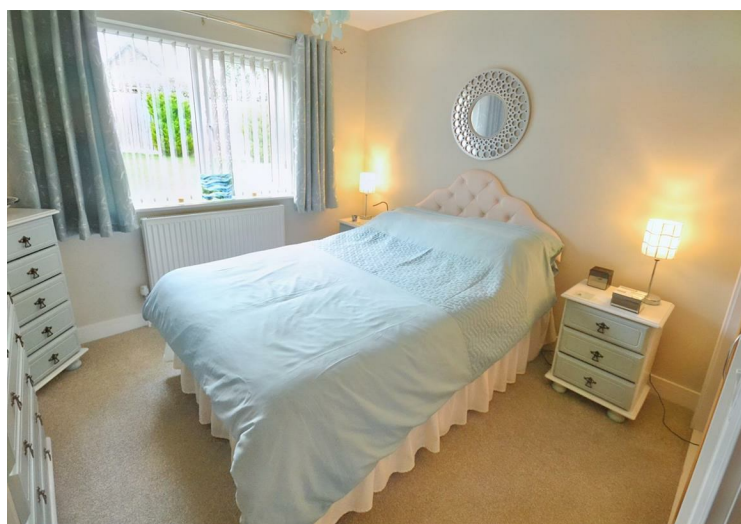
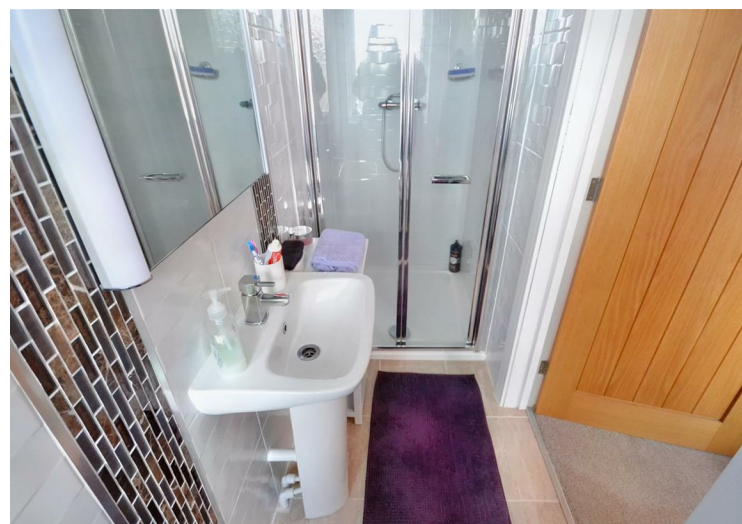
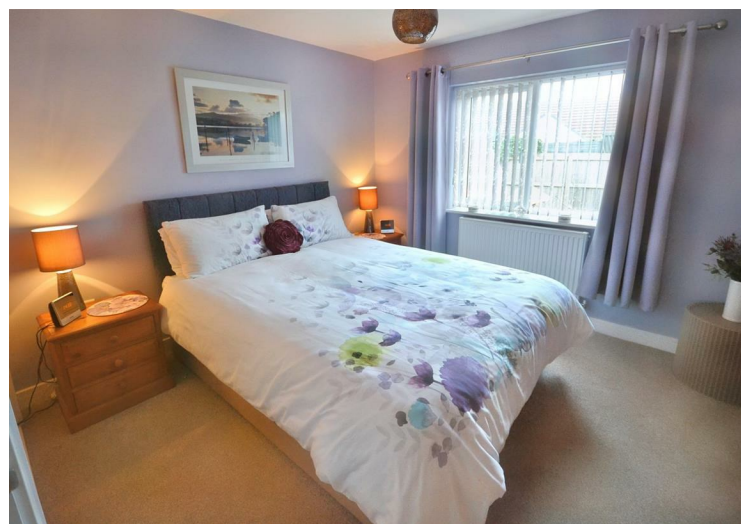


8 Mariners Way is an immaculately presented detached bungalow, located in Steynton, on the outskirts of Milford Haven. Built on a double plot allowing for more privacy and outside space, the property was completed in 2016 and holds a 10 year NHBC certificate until 2026.

The layout of the property briefly comprises of an Entrance Hall, Lounge, open plan Kitchen/Dining Room, Conservatory, Family Bathroom, Three Double Bedrooms and En-Suite Shower Room. The property is in an immaculate order, with a fresh, neutral decoration throughout and high quality finishings. The property is served by uPVC double glazing and gas central heating, with privately owned solar panels offering reduced energy bills.

Externally the property is located on a private gated driveway nestled behind the main cul-de-sac, providing additional privacy. The driveway provides ample off road parking, with an adjoining garage fitted with an electric door. There are beautifully maintained wraparound gardens, which are laid to lawn with patio seating areas and fencing for the safety of children and pets.

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 office proceed towards Haverfordwest passing the Comprehensive School on your left hand side. Shortly after, take the right-hand turn onto Mariners Way and follow the road around the bend, where you will see the driveway leading to number 8 on the right-hand side. The property will be on the left. What3Words reference: empire.tiger.removals

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