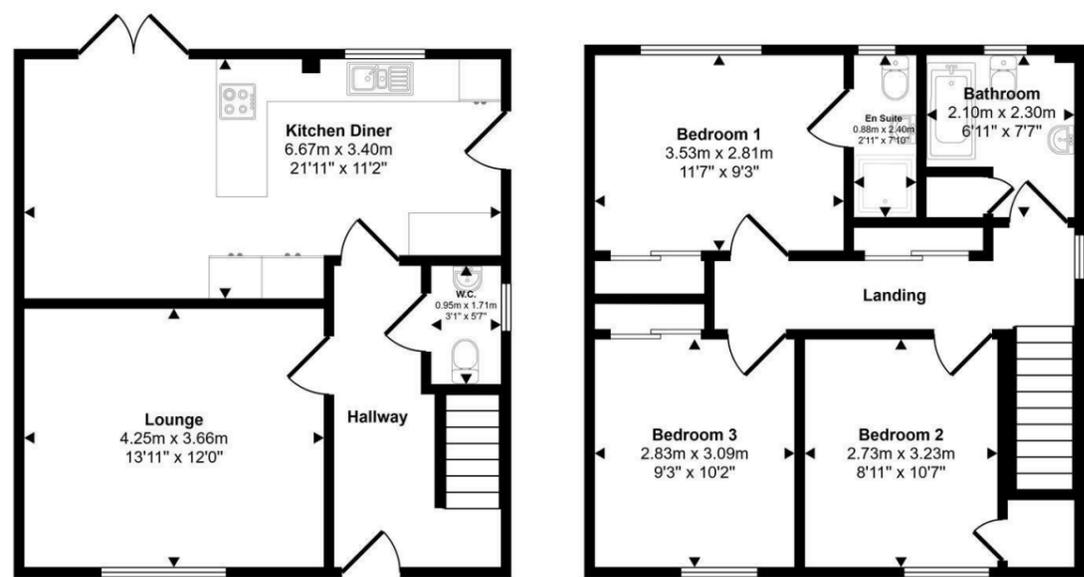


Approx Gross Internal Area  
98 sq m / 1052 sq ft



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: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Electric, Mains Water, Mains Drainage  
HEATING: Gas  
TAX: Band D

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

IRK/ESL/03/26/DRAFT

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  
TELEPHONE: 01646 698585

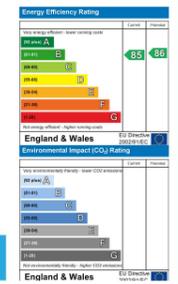


**1 St. Peters Way, Steynton, Milford Haven, SA73 1HT**

- Semi Detached House
- Immaculately Presented
- Downstairs Cloakroom
- Off Road Parking
- Convenient Location
- Three Double Bedrooms (One With En-Suite)
- Open Plan Kitchen/Diner
- Garden To Rear
- Gas Central Heating
- EPC Rating: B

**£265,000**

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**The Agent that goes the Extra Mile**





A fantastic opportunity to purchase an immaculately presented semi-detached house located in the popular residential area of Steynton, convenient to Milford haven where most amenities are available. This would make a fantastic first time buy, investment or would serve well as a family home!

The layout of the property briefly comprises of an entrance hall with downstairs cloakroom, living room, open plan kitchen/diner on the ground floor. On the first floor is a landing leading to three double bedrooms - on with an en-suite shower room, and a family bathroom. The property is in an immaculate decorative order with neutral tones, a herringbone floor and modern kitchen and bathrooms. The property is served by gas central heating and double glazing.

Externally, there is a driveway to the front providing off road parking and pedestrian access to the rear garden, which is laid to lawn and enclosed by fencing with a handy timber home office/hobby/gym space.

Viewing is highly recommended!

Milford Haven has the largest port in Wales and the third-largest port in the United Kingdom. It has most everyday amenities and public transport links. It also has a popular Marina with accompanying Restaurants, wine bars and boutique shops.



### DIRECTIONS

From the Milford Haven office proceed out of town in the direction of Haverfordwest on Great North Road, until you reach the traffic lights by the Horse And Jockey Pub. Turn right here and follow the road for a short distance, then take the right hand turn into St Peters Way, where the property will be found ahead of you on the left-hand side. What3Words:///defenders.melt.coaching

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