

**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 C

We have not seen or been provided with any building regs for the loft conversion, should they be necessary

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

SSG/AMR/8/21/OK

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

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

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[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)



## 3 Pill Road, Milford Haven, Pembrokeshire, SA73 2NS

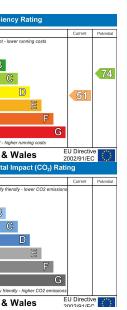
- TO MODERNISE
- SEMI DETACHED HOUSE
- TWO BEDROOMS & LOFT ROOM
- GAS CENTRAL HEATING
- 21' LOUNGE
- NO CHAIN
- CLOSE TO AMENITIES
- ENCLOSED REAR GARDEN COURTYARD
- POPULAR TOWN LOCATION
- EPC RATING: D

**Auction Guide £75,000**

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\*\*\* FOR SALE BY AUCTION \*\*\* A semi-detached property, ideally situated close to Milford Haven town centre and also close to local schools and amenities. The property briefly comprises; Entrance hallway, lounge/dining room, and kitchen on the ground floor. Stairs lead up to two double bedrooms and a bathroom on the first floor. A further staircase leads up to a loft room, providing extra family space. The property benefits from gas central heating and an enclosed rear courtyard garden.

Auction Viewing schedule:  
Monday 15th August 4:30pm  
Monday 22nd August 4:30pm

Auction bidding is open NOW, closes Midday\* Wednesday 7th September 2022

Auction Fees:  
A fee of £2400 inc VAT is payable upon exchange of contracts. There is also an Admin Charge of £600 which applies and is payable upon exchange of contracts.

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. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) for our own TV Channel with Location Films of the area.

Please visit the West Wales Property website and scroll down to the online auction section on the right and click 'View our auction properties'  
First click 'Register' and verify your email.

Then via the dashboard:

- Pass an ID check
- Enter your solicitor details
- Enter your payment details

## HALLWAY

## LOUNGE DINER

15'1 max x 21'10 max (4.60m max x 6.65m max)

## KITCHEN

13'2 x 8'11 (4.01m x 2.72m)

## LANDING

## BEDROOM 1

14' max x 13'1 max (4.27m max x 3.99m max)

## BEDROOM 2

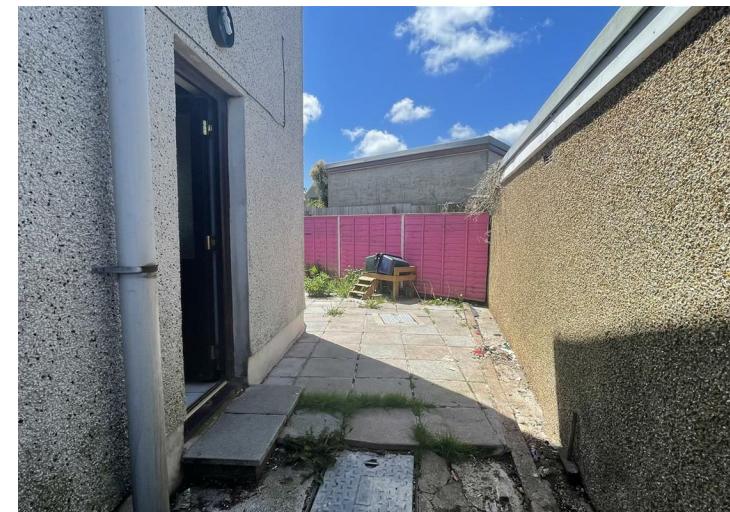
11'5 x 9' (3.48m x 2.74m)

## BATHROOM

8'8 x 5'7 (2.64m x 1.70m)

## LOFT ROOM

13'11 max x 10'6 max (4.24m max x 3.20m max)



## DIRECTIONS

From our Milford office head west on Charles St, take the 1st left onto Priory St, and turn left onto Hamilton Terrace/A4076. Turn left onto Great North Road/A4076 and then turn right onto Pill Rd, no 3 is a short way on your right-hand side.

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