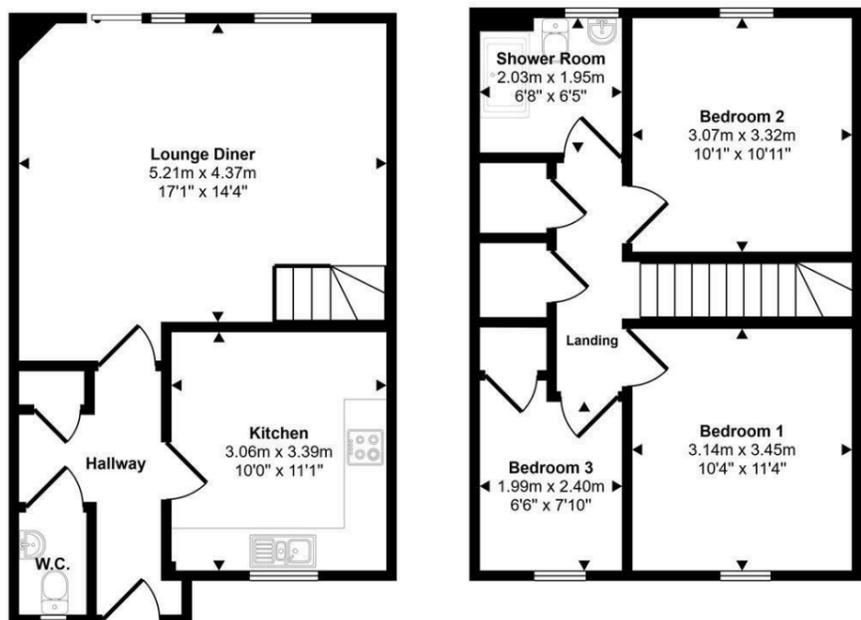


Approx Gross Internal Area  
84 sq m / 904 sq ft



Ground Floor  
Approx 42 sq m / 457 sq ft

First Floor  
Approx 42 sq m / 447 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 C

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

SLS/ESL/03/26/OKSLS

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

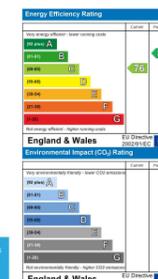
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585



## 2 Goughs Court, Milford Haven, Pembrokeshire, SA73 2BR

- Semi Detached House
- Beautifully Presented
- Low Maintenance Garden With Outbuilding
- Gas Central Heating
- No Onward Chain
- Three Bedrooms
- Driveway Parking For Two Cars
- Downstairs Cloakroom
- Cul-De-Sac Location
- EPC Rating: C



Offers In The Region Of £190,000

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 TELEPHONE: 01646 698585

**The Agent that goes the Extra Mile**





**\*\*NO ONWARD CHAIN\*\***

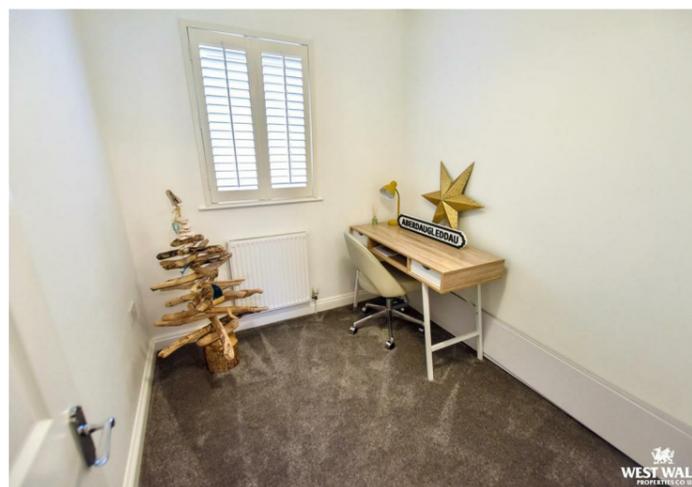
Welcome to 2 Gough's Court, an immaculately presented semi-detached house located in a convenient location, in close proximity to all amenities in Milford Haven. This property is ready to serve as an investment, family home, or first-time buy.

The layout of the property briefly comprises an entrance hall with a cloakroom, a modern fitted kitchen with space for a breakfast table, and an open-plan lounge/diner with sliding doors leading through to the garden. Stairs to the first floor lead to a landing boasting two storage cupboards, two double bedrooms, a single bedroom with fitted storage, and a family shower room. The property is beautifully maintained inside and out, with neutral décor, gas central heating, and double glazing.

Externally, there is a driveway to the side providing off-road parking for two cars. A pedestrian gate leads to the garden, which is laid with decorative stone and patio for easy maintenance. A block-built outbuilding provides great storage space for your outdoor equipment.

With the cul-de-sac location offering the benefit of minimal passing traffic, this beautiful home is a must-see!

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.



### DIRECTIONS

From our office in Milford Haven proceed to the end of Charles St and take the first right on to Dartmouth st and right again on to Robert St. Follow the road along and turn left on to Priory Road. Follow the road along and turn right opposite the Meads leisure centre in to Goughs Court. The property will be found on the right hand side. What3Words: [///circus.blending.mergers](https://www.what3words.com/circus.blending.mergers)

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