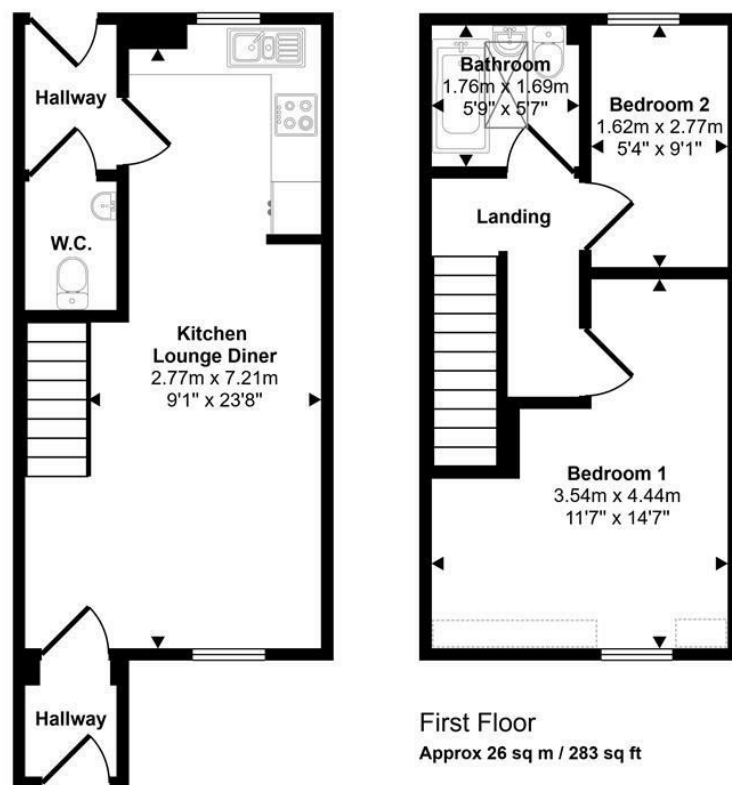


Approx Gross Internal Area  
54 sq m / 586 sq ft



**Ground Floor**  
Approx 28 sq m / 303 sq ft

Denotes head height below 1.5m

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/14/07/25okSLS

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ VVWProps

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**

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

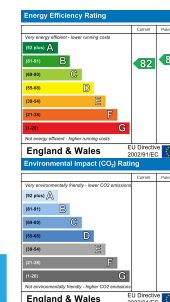


## 37 Derwent Avenue, Milford Haven, Pembrokeshire, SA73 1HZ

- Terraced House
- Edge of Town Location
- Well Presented Accommodation
- Off Road Parking
- Gas Central Heating
- Two Bedrooms
- Open Plan Kitchen & Living
- Ideal First Home or Investment Buy
- Short Drive to Amenities
- EPC Rating B

**Offers In The Region Of £140,000**

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

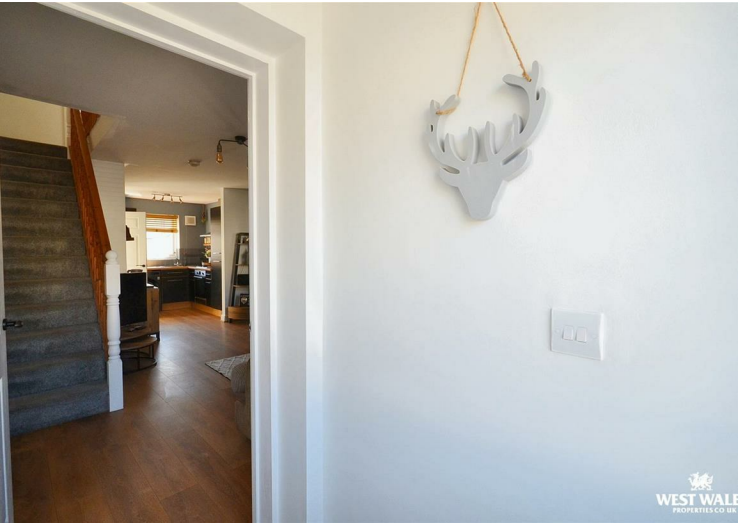
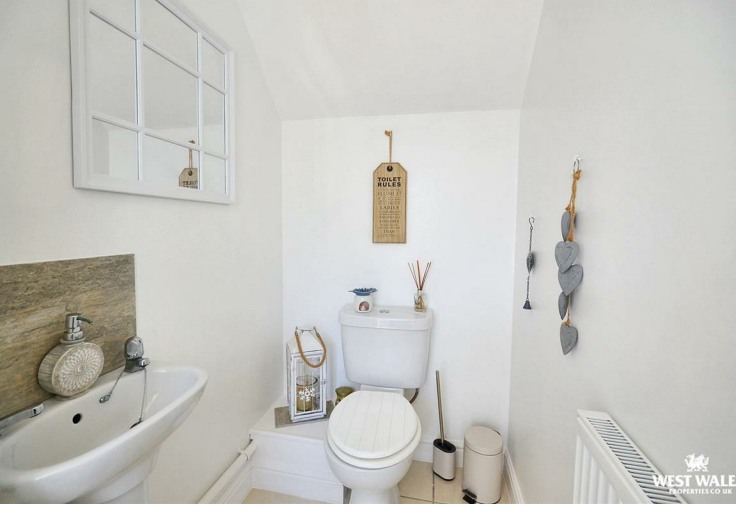


89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA  
EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

**The Agent that goes the Extra Mile**







### Looking to Step Onto the Property Ladder or Expand Your Portfolio?

Look no further than 37 Derwent Avenue — a well-presented two-bedroom home situated in a sought-after area on the edge of Milford Haven. Whether you're a first-time buyer or an investor adding to your portfolio, this property is ready to move straight into.

Set in a prime and accessible location, with local amenities just a short drive away, this home is designed for hassle-free living with everything within easy reach. Offering neat and well-maintained accommodation, Number 37 provides an excellent opportunity to secure a solid, stylish property in a desirable area.

This property offers an entrance hall, an open-plan living/dining and kitchen, and a W.C downstairs. The first floor has two bedrooms and a bathroom.

Externally, the property has driveway parking to the front and an enclosed, easy-to-maintain garden to the rear.

Milford Haven is a well-connected coastal town in Pembrokeshire, known for its rich maritime history and natural harbour—one of the busiest ports in the UK. The town has a mix of historic charm and modern convenience, with a marina, restaurants, cafés, and boutique shops.

Residents benefit from a range of amenities including a train station, supermarkets, retail shops, leisure facilities, schools, and the Torch Theatre. With access to scenic coastal walks and outdoor activities, Milford Haven offers a balanced lifestyle by the water.



### DIRECTIONS

From the Milford Haven Office head out of town along Great North Road in the direction of Haverfordwest on the Steynon Road. Turn right onto Neyland Road at the traffic lights. Take the second right onto Derwent Avenue, the property will be found on the left hand side # What3 Words: ///little.superbly.uneearthly

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