



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: A

SSG/QAI/04/21/TAKONOK - 14042021SSG

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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.

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 Larch Road, Milford Haven, Pembrokeshire, SA73 1BY

- End - Terrace House
- Kitchen/Diner
- Cloak Room/WC
- Courtyard Garden
- Gas Heating
- Three Bedrooms
- Utility Room
- Walking Distance To Town
- Double Glazing
- EPC Rating : D

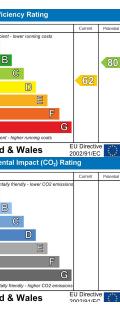
Offers In The Region Of £75,000

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The Agent that goes the Extra Mile





**** VIRTUAL VIEWING VIDEO AVAILABLE****ATTENTION INVESTORS****

An ideal investment opportunity to purchase a Three Bedroom end-terrace house located in Milford Haven, within walking distance to local shops. The layout of the property briefly comprises; Entrance Hall, Lounge, Kitchen/Diner, utility and WC on the ground floor and on the first floor there are Three Bedrooms and a Family Bathroom.

Externally the property offers an enclosed courtyard garden to the rear and a lawned garden at the front. The property benefits from UPVC double glazing, gas central heating. Viewing highly recommended.

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.

Kitchen/Diner
17'3" x 6'9" (5.27 x 2.08)

Utility Room
6'8" x 6'4" (2.05 x 1.94)

Lounge
11'5" x 15'6" (3.49 x 4.73)

Bedroom One
8'11" x 13'5" (2.74 x 4.09)

Bedroom Two
9'5" x 8'2" (2.89 x 2.51)

Bedroom Three
9'4" x 10'5" (2.86 x 3.20)

Bathroom
6'5" x 5'8" (1.96 x 1.73)

DIRECTIONS

DIRECTIONS: From our Milford Haven office take the main Haverfordwest road turning right onto the Mount Estate- Woodland Drive, take the left hand turn follow the road around and take the third left into Larch Road. The property will be found on the left hand corner as denoted by our for sale board.



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