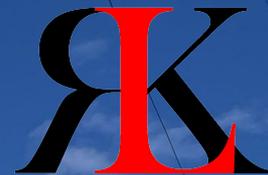


64 Coombs Drive, Milford Haven



Offers In The Region Of £150,000



Introducing this 3-bedroom semi detached house located in Coombs Drive, Milford Haven. Offering an excellent opportunity for those looking to put their own stamp on a property, making it ideal for investors, first-time buyers, or anyone seeking a renovation project.

The property comprises 3 bedrooms, living room, dining room, kitchen, wet room and enclosed rear garden. Coombs Drive itself is located close to local amenities, schools and transport links.

No Onward Chain



**RK & son**  
**Lucas**  
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**Porch**  
Tiled flooring, double glazed uPVC window to the side, uPVC door with glass panel insert and sidelight

**Hallway**  
Fitted carpet, wooden double doors with frosted glass inserts, stairs

**Living room**  
Fitted carpet, double glazed uPVC window to the front, gas fire with decorative surround

**Dining room**  
Fitted carpet, uPVC sliding door with glass panel insert

**Kitchen**  
Timber flooring, matching base and wall units, single drainer sink, integrated gas hob and oven, double glazed uPVC window to the rear, uPVC door with glass panel insert

**Utility space**  
Concrete flooring, uPVC door to the side, uPVC door with glass panel insert to the garden, low flush toilet, store

**Landing**  
Fitted carpet, double glazed uPVC window to the side

**Bedroom 1**  
Fitted carpet, double glazed uPVC window to the front, built in storage

**Bedroom 2**  
Fitted carpet, double glazed uPVC window to the rear, built in storage

**Bedroom 3**  
Fitted carpet, double glazed uPVC window to the front, built in storage

**Wet Room**  
Wet room flooring, low flush toilet, shower, hand basin, frosted double glazed uPVC window to the rear

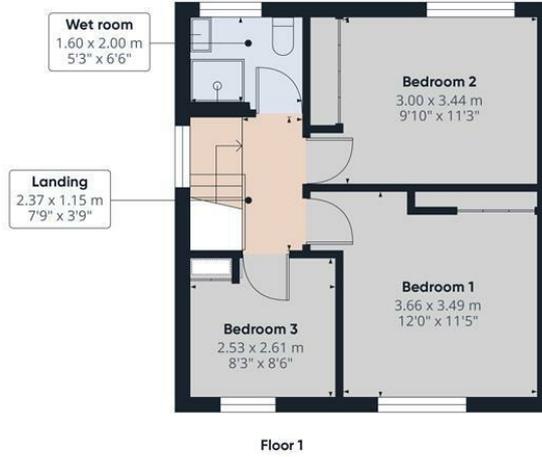
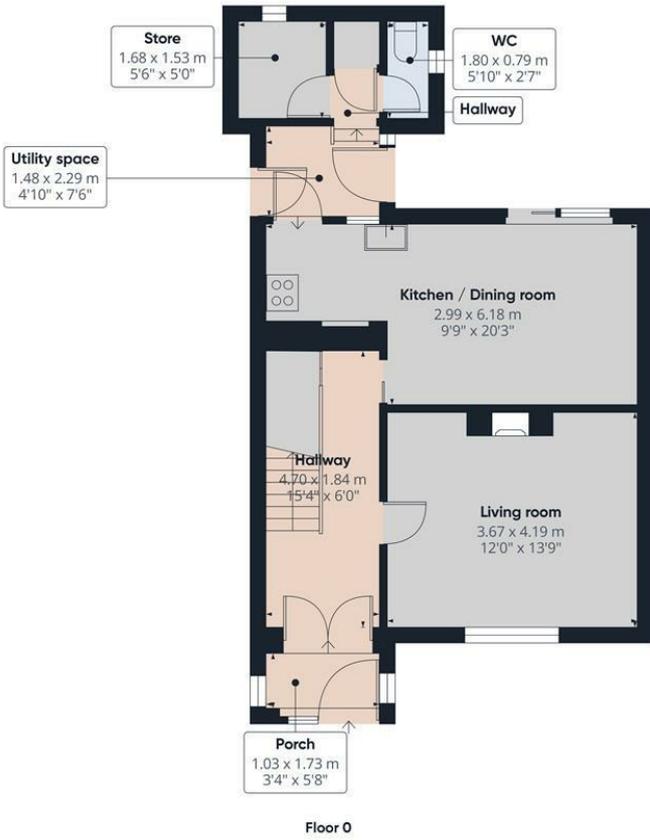
**Outside**  
Steps lead up to the property, with convenient side access to the utility space.

To the rear, a patio area provides the perfect spot and leads via steps to the garden, predominantly laid to lawn with mature shrubbery and garden shed

**Additional information**  
Tenure: Freehold  
Services: All mains services connected  
Local Authority: Pembrokeshire County Council  
Council tax: Tax band B  
Viewing: By appointment with R K Lucas & son  
Broadband: Super fast broadband available  
Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





Approximate total area<sup>(1)</sup>  
88 m<sup>2</sup>  
949 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

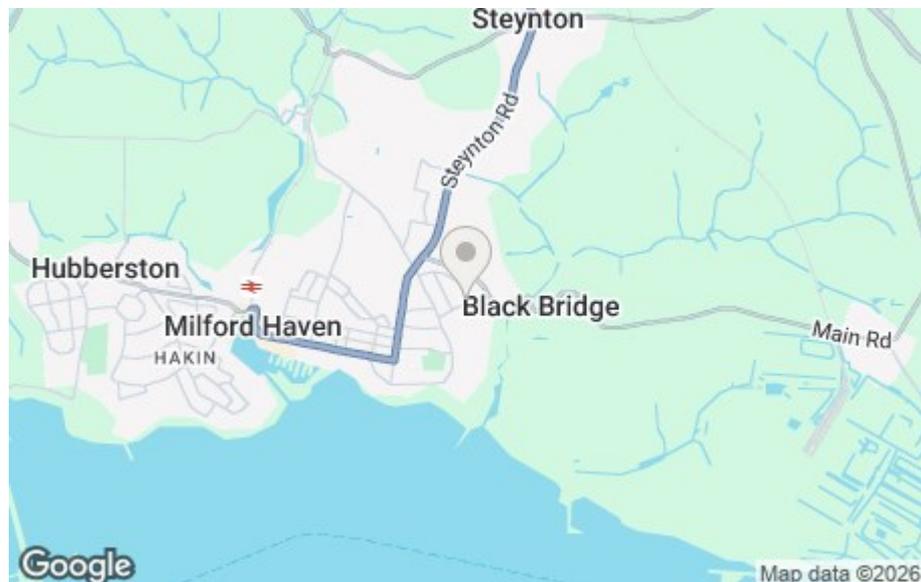
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From our Milford Haven office take the first left onto Priory Street and then left again onto Hamilton Terrace. Continue to follow this road and take a right onto Pill Road, take your first left into Coombs Drive and N64 can be found further along on your right hand side.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>59</b>	<b>73</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.