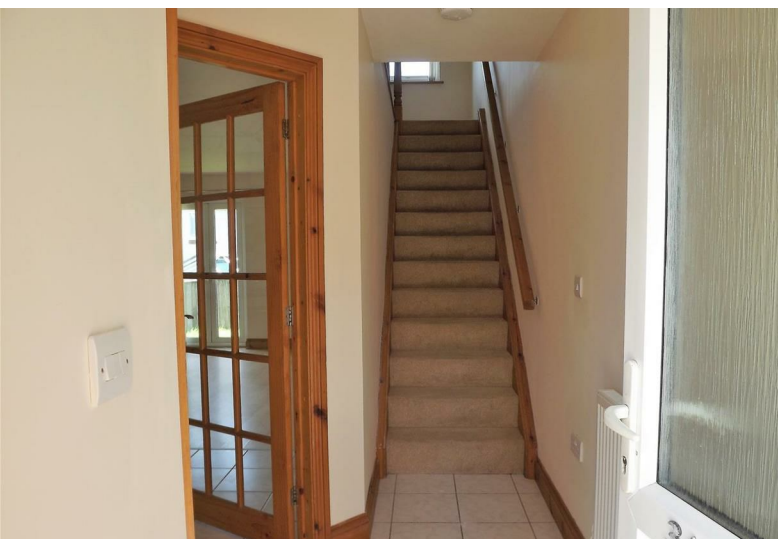


Derwent Avenue, Steynton, Milford Haven



£775



An attractive 3 bedroom semi-detached property located in the popular Steynton area of Milford Haven.

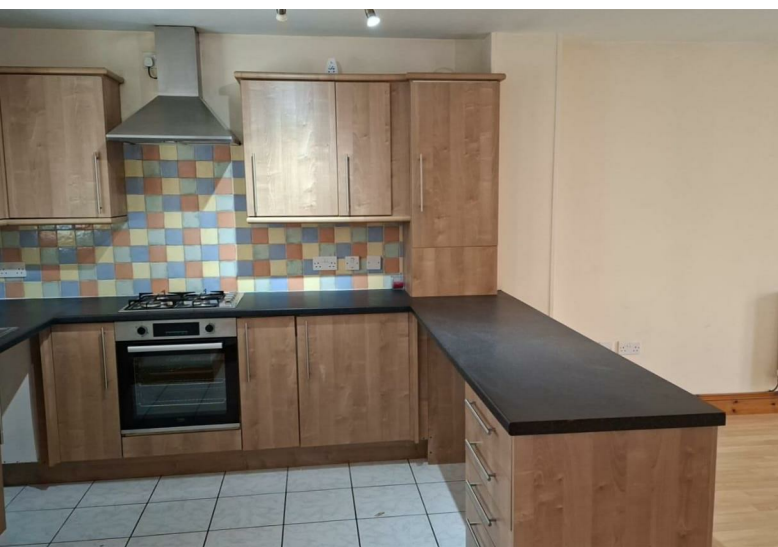
The accommodation briefly comprises:

Downstairs WC, kitchen/Living room with patio doors leading to the enclosed rear garden, 3 bedrooms and family bathroom.

To the front of the property is a large driveway with parking for upto 2 of vehicles.

Milford Haven boasts many amenities including the Milford Haven Marina with various eateries and individual shops. The Havens Head retail park where a Tesco Supermarket, Boots the Chemist and other stores are located. other amenities include a Leisure Centre and the Torch Theatre. There are also various primary schools and a Comprehensive school situated within the town. The main town of Haverfordwest is only 7 miles distant with a larger shopping centre.

Viewing is highly recommend to appreciate the location and accommodation available. Reposit and cash deposit options available.



**RK & son**  
**Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

Serving the whole of Pembrokeshire from our offices in  
Haverfordwest and Milford Haven.

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

01437 762538 01646 695713





### Entrance Hallway

Tiled area leading to Kitchen/Lounge, Downstairs WC & Stairs leading to bedrooms & Family Bathroom

### Lounge/Kitchen

7.4 x 5.3 (24'3" x 17'4")

Tiled flooring in the kitchen area, fitted boiler. Laminate flooring the lounge with patio doors leading to the garden area.

### Downstairs WC

WC, separate wash hand basin & tiled flooring.

### Bedroom 1

3.3 x 2.9 (10'9" x 9'6")

Carpeted area

### Bedroom 2

3.38 x 3.3 (11'1" x 10'9")

Carpeted area

### Bedroom 3

2.9 x 1.8 (9'6" x 5'10")

Carpeted area

### Family Bathroom

shower over bath, WC, separate wash hand basin & tiled flooring.

### Driveway

Paving bricked area, suitable for upto 2 vehicles.

### Rear Garden

Paving bricked area leading from the driveway & grassed rear garden

### Additional Information

Council Tax: Band C

Local Authority: Pembrokeshire County Council

Services: Mains electricity, water and drainage.

EPC Rating: C

Broadband: Ofcom checker reports that Ultrafast broadband is available

Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage, for broadband and mobile, we recommend buyers making their own enquiries at Ofcom <https://checker.ofcom.org.uk/>

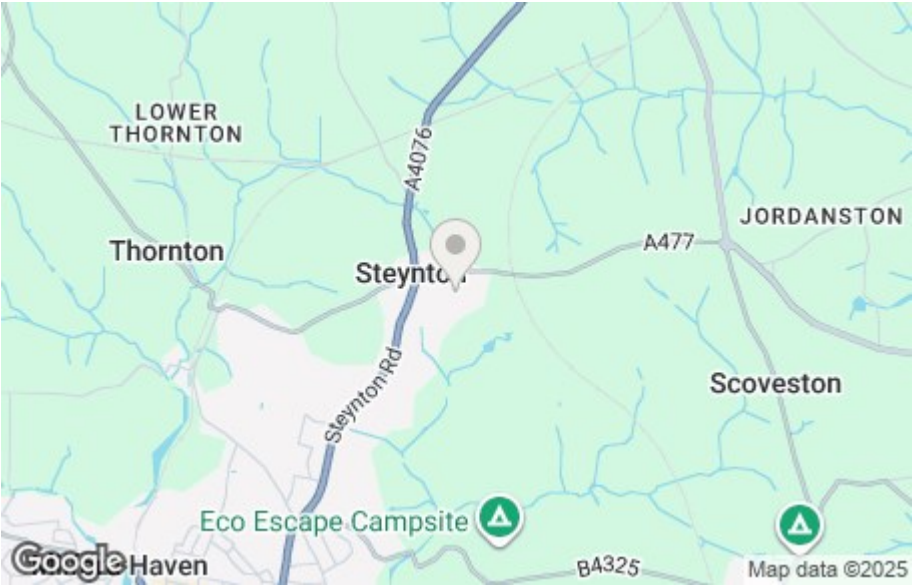
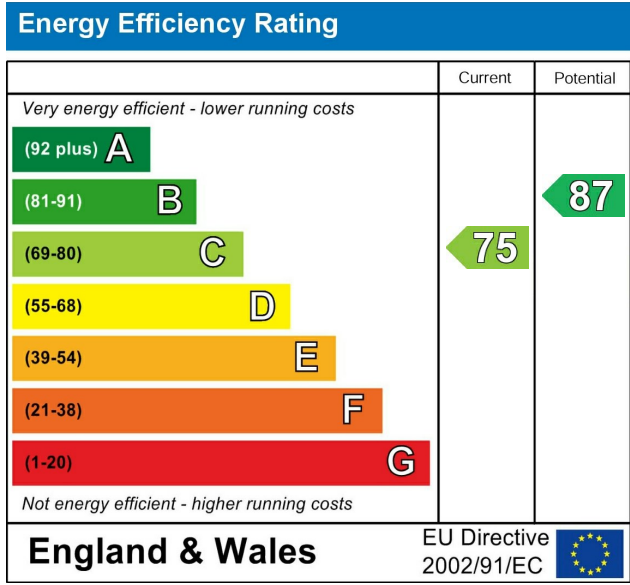
### Viewings

All viewings conducted by RK Lucas & Son

### Fees

For a full list of Contract Holder (tenant) fees, visit [www.rklucas.co.uk/pdf/Contract-Holder-\(Tenant\)-Fees.pdf](http://www.rklucas.co.uk/pdf/Contract-Holder-(Tenant)-Fees.pdf)





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.