

65 Precelly Place, Milford Haven



Offers In The Region Of £118,000



Welcome to this well-presented 3-bedroom semi-detached home, nestled in the popular residential area of Precelly Place, Milford Haven. Offering a fantastic opportunity for first-time buyers, families, or investors, this property is ideally located within easy reach of local amenities, schools, and transport links.

Inside, the home provides bright and comfortable living spaces, including a spacious lounge, a modern kitchen, and three bedrooms. Outside, there is a generously sized rear garden.

With its convenient location and practical layout, this lovely home is ready for its next chapter and viewing is highly recommended.



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

Covering the whole of Pembrokeshire from
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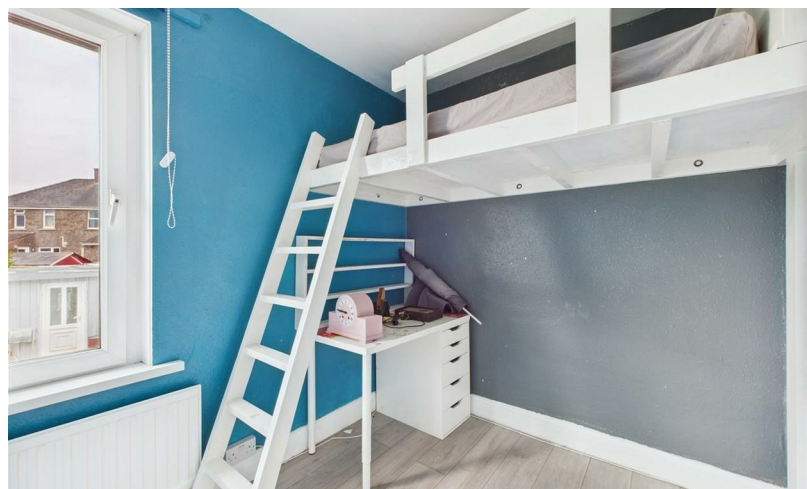
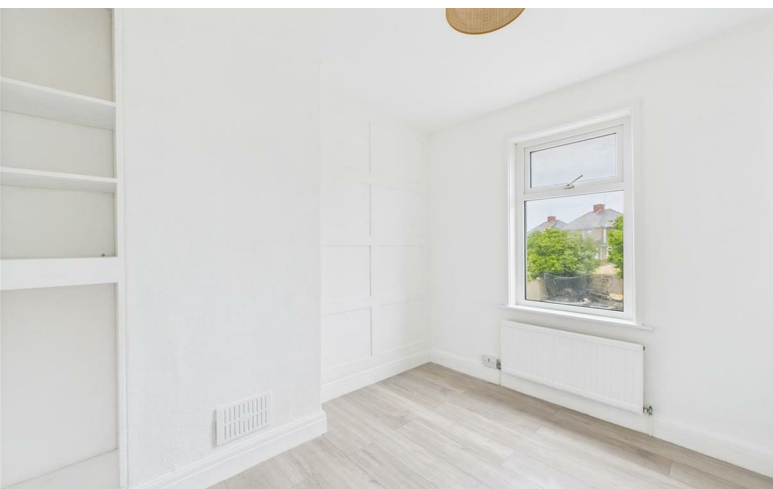
- Entrance**
uPVC front door with glass panel insert, timber flooring
- Living room**
Timber flooring, double glazed uPVC window to the front
- Kitchen**
Timber flooring, double glazed uPVC window to the rear, matching base and wall units, tiled splash back, single drainer sink
- Utility room**
Vinyl flooring, double glazed uPVC window to the rear, uPVC door with glass panel insert to the side, base units with storage
- Bathroom**
Tiled flooring, close coupled toilet, hand basin with

- storage, bath with overhead shower, part tiled walls, double glazed frosted glass uPVC window to the side, heated towel rail
- Landing**
Fitted carpet, double glazed uPVC window to the side
- Bedroom 1**
Timber flooring, double glazed uPVC window to the front, 2 x storage cupboards
- Bedroom 2**
Timber flooring, double glazed uPVC window to the rear
- Bedroom 3**
Timber flooring, double glazed uPVC window to the rear

- Outside**
The front of the property is approached via steps to the side, with a lawned area to the front. To the rear, a patio area and steps lead up to a raised lawned garden. An outdoor outbuilding provides excellent storage space and offers potential for a variety of uses, such as a home office, studio, or hobby room.
- Additional information**
Services: All mains services connected
Tenure: Freehold
Local Authority: Pembrokeshire County Council
Tax Band: E
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.





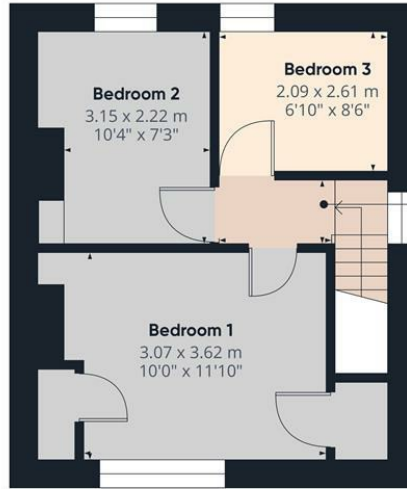
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Floor 0

Hallway
0.94 x 1.19 m
3'1" x 3'10"



Floor 1

Landing
0.94 x 1.69 m
3'1" x 5'6"

Approximate total area⁽¹⁾
64.8 m²
697 ft²

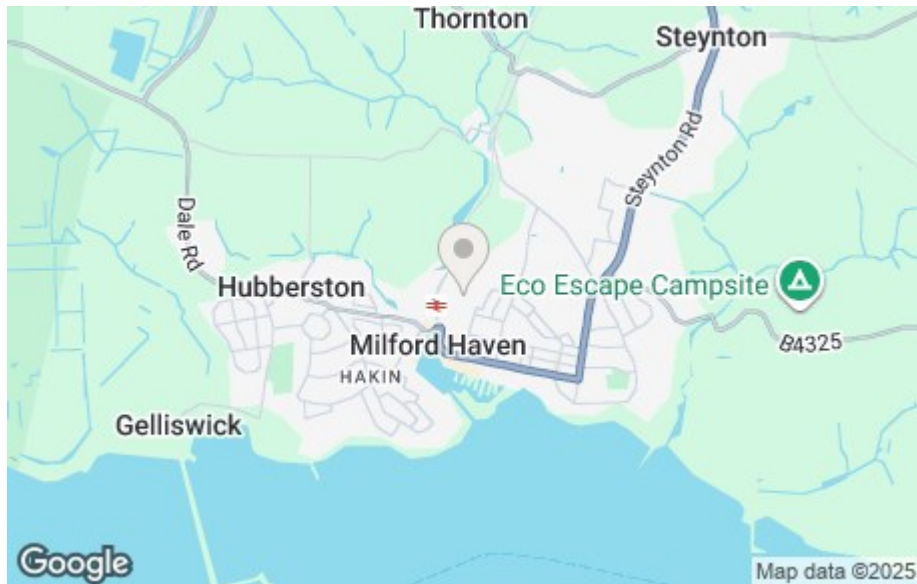
(1) Excluding balconies and terraces

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

GIRAFFE360

From our Milford Haven office continue to the end of Charles Street and turn right onto Dartmouth Street. Continue past the turning for Robert Street and take a left onto Precelly Place and follow the one-way system, N65 will be found on your right-hand side, easily identifiable by our RK Lucas & Son sign

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.