

18 Westhill Avenue, Milford Haven



Offers In The Region Of £275,000



R K Lucas & Son are delighted to present this spacious, extended, four-bedroom detached bungalow offering versatile living in a sought-after area of Milford Haven.

The well-planned layout includes a welcoming hallway, bright living room, dining room, kitchen with utility, and a conservatory/sunroom. Four generous bedrooms are complemented by a family bathroom and an en-suite to the master. This property would be ideal for multi-generational living.

Outside, a large driveway accommodates several cars, alongside a carport and detached garage. The front and rear gardens, mainly laid to lawn with mature shrubs and trees, provide a peaceful outdoor retreat.

Offering space, practicality, and a prime location, this bungalow is a fantastic opportunity. Schedule a viewing today!



**R K & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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

www.rklucas.co.uk

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Entrance Porch 4'7" x 5'1" (1.41 x 1.57)
Double glazed uPVC windows and door. Door to
Hallway
'L' shaped, carpeted floor, large airing cupboard.

Living Room 23'1" max x 13'9" (7.06 max x 4.21)
Large uPVC pictures window to front and window to side
allowing natural light to flood in. Wooden fireplace with
electric fire. Door to hallway, pocket door to

Dining Room 10'2" x 9'9" (3.11 x 2.98)
Carpeted floor, door to hall, double doors to

Kitchen 16'9" x 9'9" (5.13 x 2.98)
uPVC window to rear and side, Range of fitted wooden
wall and base units, worksurface extending to breakfast
bar, stainless steel double sink and drainer, large gas hob,
double electric oven. Door to

Utility / Boot Room 8'9" x 9'11" (2.68 x 3.04)
Gas boiler, hanging space, appliance space, wall and base
units, window and door to rear.

Bedroom 1 9'5" x 8'3" (2.88 x 2.54)
uPVC Window to front, carpeted flooring.

Bedroom 2 12'9" x 11'0" (3.89 x 3.37)
uPVC Window to front, laminate flooring, built in cupboard.

Bedroom 3 10'1" x 11'0" (3.09 x 3.37)
uPVC Window to rear, wood block flooring, built in
cupboard.

Bathroom 7'11" x 11'1" (2.43 x 3.38)
Tiled walls, panelled bath with shower over, pedestal wash
hand basin, close coupled wc

Bedroom 4 16'1" x 18'2" (4.92 x 5.56)
Large bedroom to rear of the property, would be ideal for
multi-generational living. Window to side, patio door to
rear, carpeted floor, door to

En-suite Shower Room 10'5" x 3'2" (3.2 x 0.98)
uPVC window to side, half tiled walls, shower cubicle,
vanity sink unit and wc.

Sun Room/Conservatory 8'11" x 12'2" (2.74 x 3.73)
Tiled floor, uPVC glazing, door to garden.

Outside
The front of the property is bordered by a low level with

hedging beyond. A block paved driveway leads past the
lawned garden, through the car port and to the

DETACHED GARAGE 6.47 x 3.06
with up and over door, window and side access door,
pitched tiled roof.

The rear garden is enclosed and mainly laid to lawn with
shrubs, hedging and trees. Two patio areas are used for
relaxing.

Additional Information
Tenure: Freehold
Services: All mains
Local Authority: Pembrokeshire County Council
Council Tax: Band D

Mobile Phone Reception: Likely/Limited depending on
provider
Broadband: Ultrafast available
Buyers should make their own enquiries.





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Approximate total area⁽¹⁾
154.84 m²
1666.7 ft²

(1) Excluding balconies and terraces

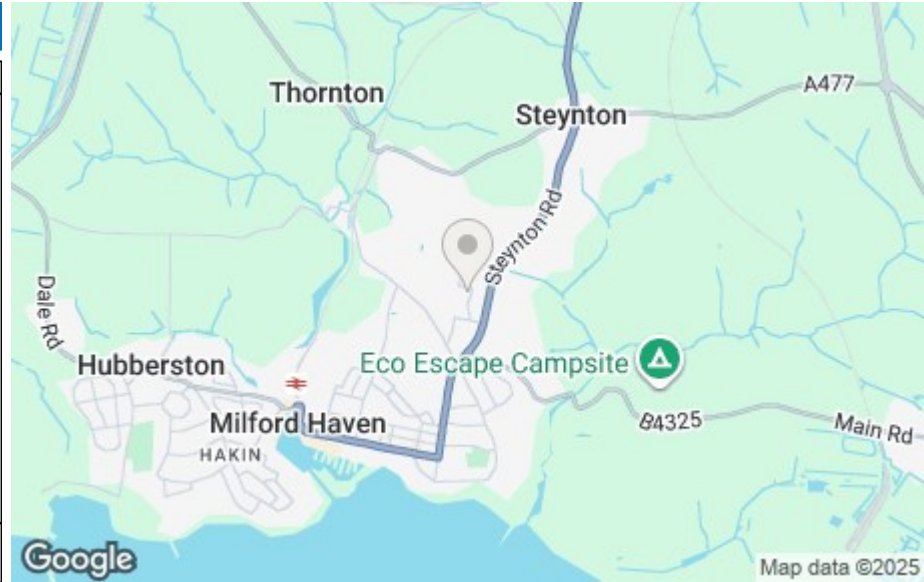
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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From Steynton proceed towards Milford Haven, passing Mount Pleasant Way on your right. At the top of the rise turn right into Phillips Avenue after the traffic crossing lights. Take your second right into Westhill Avenue. Number 18 can be found further along, denoted by our For Sale board.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (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.