



## Offers In The Region Of £265,000



R K Lucas & Son are delighted to offer to the market this well-proportioned 3-bedroom bungalow situated in the quiet residential area of Priory Lodge Close, Milford Haven. The property briefly comprises 2 reception rooms, kitchen, 3 bedrooms, bathroom & separate WC and benefits from a detached garage, off-road parking and well-maintained gardens.

This versatile property presents an exciting opportunity for a range of buyers, whether seeking a comfortable family home or a retirement retreat. The quiet cul-de-sac location offers a peaceful setting while remaining within easy reach of Milford Haven's amenities, including schools, shops, healthcare facilities, and the picturesque Marina.



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

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

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

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**Hallway**

Glass panelled timber entrance door, timber flooring, 2 x built-in storage cupboards

**Living Room**

Dual aspect windows, fitted carpet, panelled ceiling

**Dining Room**

Fireplace with decorative surround, sliding door to garden, window to side, timber flooring

**Kitchen**

Matching base and wall units with complementary work surface, single drainer sink, tiled splash back, plumbing for appliances, wall mounted gas boiler, window to rear, fitted carpet

**Rear Hall**

Glass panelled timber rear entrance door, fitted carpet

**WC**

Low flush lavatory, frosted window to rear, fitted carpet

**Bedroom 1**

Window to rear, fitted wardrobes, fitted carpet

**Jack & Jill Bathroom**

Close coupled lavatory, bidet, pedestal hand basin, electric shower in cubicle, part tiled walls, fitted carpet, frosted window to rear

**Bedroom 2**

Window to front, fitted wardrobes, fitted carpet

**Bedroom 3**

Window to front, fitted carpet

**Garage**

Detached single garage

**Outside**

To the front of the property is a well-maintained garden predominantly of lawn with paved pathway and an array of mature shrubbery. To the side is a private gated driveway with space for at least 2 vehicles. To the rear is an enclosed garden with raised patio, lawn and mature shrubbery.

**General Notes**

Services: All mains services connected  
Tenure: Freehold

Local Authority: Pembrokeshire County Council  
Council Tax Band: E

Mobile Coverage: Varied depending on provider  
Broadband Speed: Ultrafast available

**BUYERS SHOULD MAKE THEIR OWN ENQUIRES WITH OFCOM REGARDING MOBILE & BROADBAND COVERAGE**

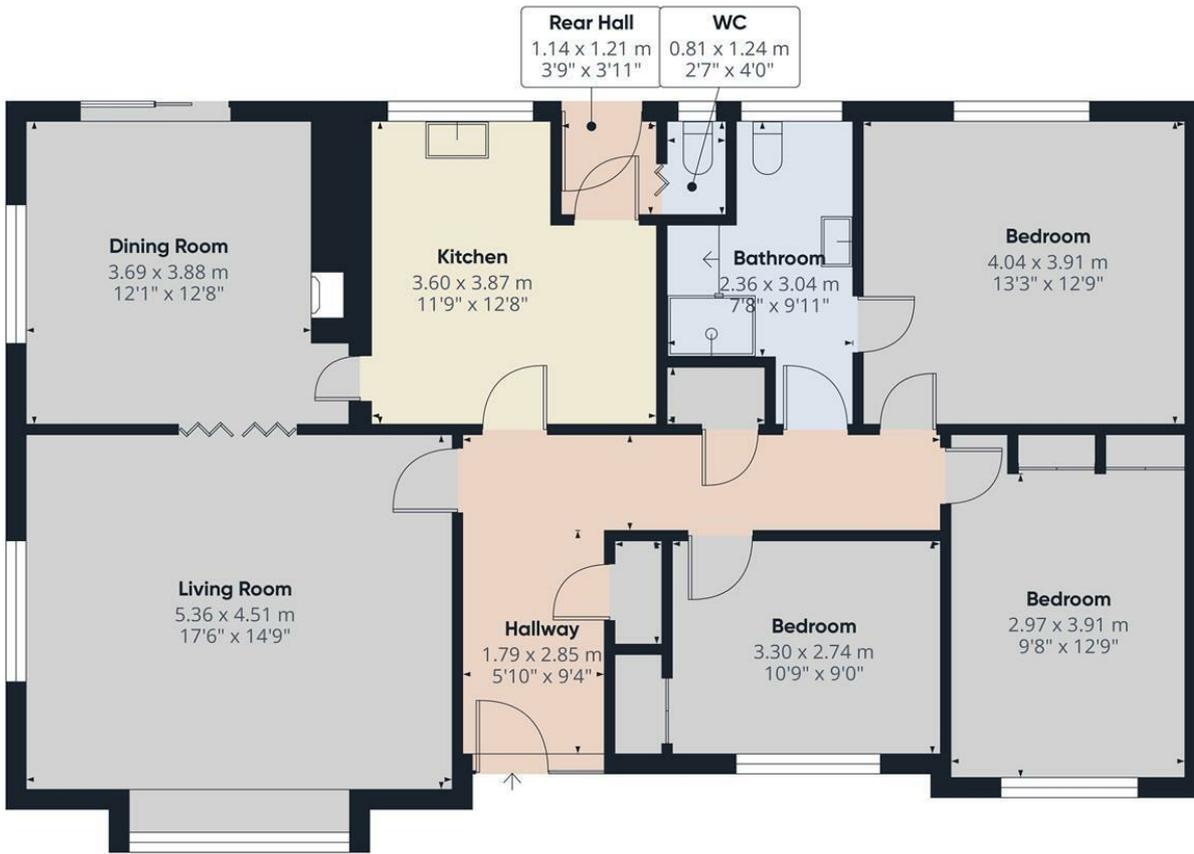
Viewing: By appointment with R K Lucas & Son





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**Approximate total area<sup>(1)</sup>**  
115.2 m<sup>2</sup>  
1240 ft<sup>2</sup>

(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.

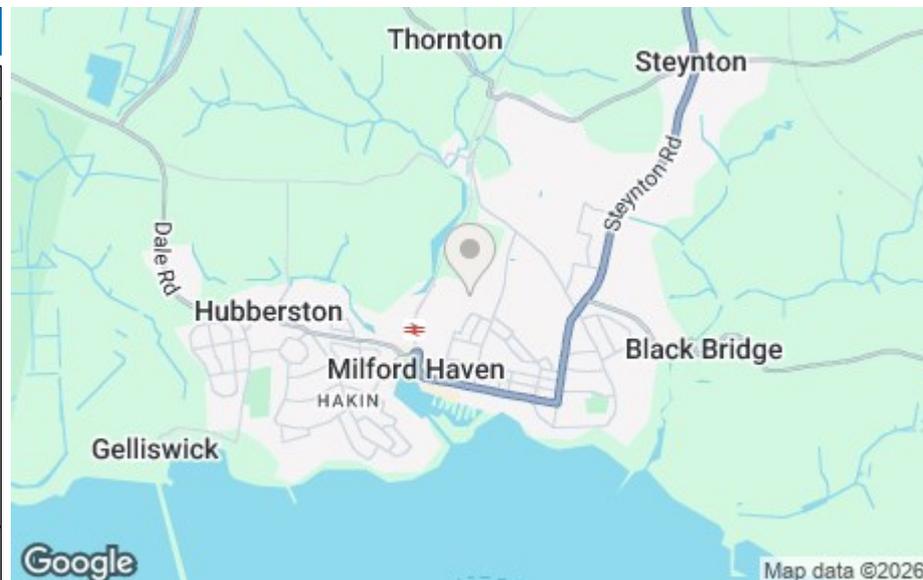
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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From our Milford Haven office continue to the end of Charles Street and turn right on Dartmouth Street. At the end of Dartmouth Street follow the one way system onto Starbuck Road and then St Davids Road. Turn left into George Street and continue to the end before turning left again onto Priory Lodge Estate. No. 9 is the last property on the right hand side.

### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (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>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.