



Offers In Excess Of £210,000



Welcome to this charming 4-bedroom house located in the village of Waterston, just a short drive from the bustling town of Milford Haven. This property offers deceptive accommodation comprising of two reception rooms, 4 bedrooms, kitchen, sunroom, utility room and family bathroom. 13 Main Street also benefits from uPVC double glazing, a garage, ample off road parking and a well-maintained enclosed garden.

Waterston itself is a small, residential village located between Milford Haven and Neyland providing all of the necessary amenities, including supermarkets, schools, vets and doctors surgeries.

Viewing is essential to appreciate everything this property has to offer.



**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
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Covering the whole of Pembrokeshire from
offices in Haverfordwest and Milford Haven.

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01437 762538 01646 695713

**Hallway**

Timber flooring, uPVC front door

Living room

Timber flooring, electric fire with decorative surround

Dining room

Timber floor, double glazed uPVC window to the side, glass panel timber door leading to

Sunroom

Grey tiled flooring, uPVC double glazed windows with large doors opening to the private rear garden and patio

Kitchen

Grey tiled flooring, matching base and wall units with wooden worktops, 1.5 stainless steel sink, integrated gas hob and oven, timber door with decorative glass panel

Utility room

Tiled flooring, uPVC door with glass panel

WC

Grey tiled flooring, uPVC window to the front

Bedroom 1

Timber flooring, fitted wardrobes, double glazed uPVC window to the front

Bedroom 2

Timber flooring, double glazed uPVC window to the rear

Bedroom 3

Timber flooring, double glazed uPVC window to the front

Bathroom

Tiled flooring, part tiled walls, corner bath, corner shower cubicle, hand basin, low flush toilet, storage cupboard, double glazed uPVC window to the rear

Attic room/ Bedroom 4

Timber flooring, Velux window

Outside

To the side of the property is a driveway leading to a DETACHED DOUBLE GARAGE - with inspection pit.

To the rear is a fully enclosed garden with patio, shrubbery and green house.

Additional information

Tenure: Freehold

Services: All mains connected

Local Authority: Pembrokeshire County Council

Council Tax: Band C

Viewing: By appointment with R K Lucas & Son

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/>





See even more photos on our website
www.rklucas.co.uk

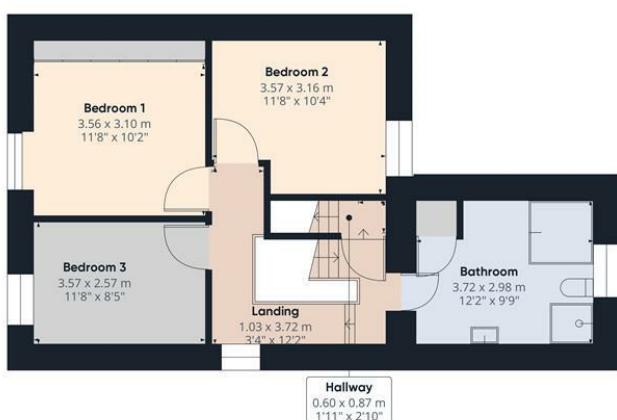




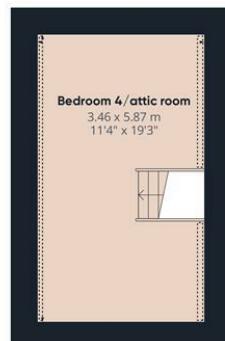
Floor 0

Approximate total area⁽¹⁾147.76 m²1590.49 ft²

Reduced headroom

4.51 m²48.51 ft²

Floor 1



Floor 2

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Leave Milford Haven on the B4325 towards Waterston and proceed down this road for roughly 3 miles and No.13 will be on your left hand side.

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

