

1 Priory Hill, Milford Haven SA73 2ER



## Offers In The Region Of £150,000



R K Lucas & Son are delighted to offer to the market this well presented end terrace property situated on the outskirts of the port town of Milford Haven. The property briefly comprises 3 bedrooms, living room, kitchen and family bathroom and benefits from an enclosed rear garden, garage and off-road parking.

Milford Haven itself has seen significant investment in recent years to improve its visitor attractions and amenities. The town centre and Marina are within a mile of the property, with the beautiful coves and beaches of the Pembrokeshire Coast National Park only a short drive away.



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

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**Porch**  
uPVC entrance door, tiled flooring

**Living Room 13'9" x 16'9" (4.20m x 5.10m)**  
Spacious living room with new fitted carpet, feature mantle and hearth, uPVC double glazed window to front, stairs to first floor landing with storage under

**Kitchen 8'2" x 16'9" (2.50m x 5.10m)**  
Matching base and wall units with contrasting work surface, integrated electric oven, gas hob and extractor fan, 1.5 bowl single drainer sink, tiled flooring, French doors to garden, uPVC double glazed window to rear

**Landing**  
New fitted carpet, loft access

**Bedroom 1 9'6" x 9'6" (2.90m x 2.90m)**  
Rear facing double bedroom with new fitted carpet, uPVC double glazed window

**Bedroom 2 12'2" x 7'10" (3.70m x 2.40m)**  
Front facing double bedroom with new fitted carpet, uPVC double glazed window

**Bedroom 3 8'10" x 8'6" (2.70m x 2.60m)**  
New fitted carpet, uPVC double glazed window to front

**Bathroom**  
Panelled bath with shower over, pedestal hand basin, close coupled lavatory, part tiled walls, timber effect flooring, frosted uPVC double glazed window to rear

**Garage 16'5" x 8'2" (5.00m x 2.50m)**  
Single garage with double doors to front, pedestrian door to rear

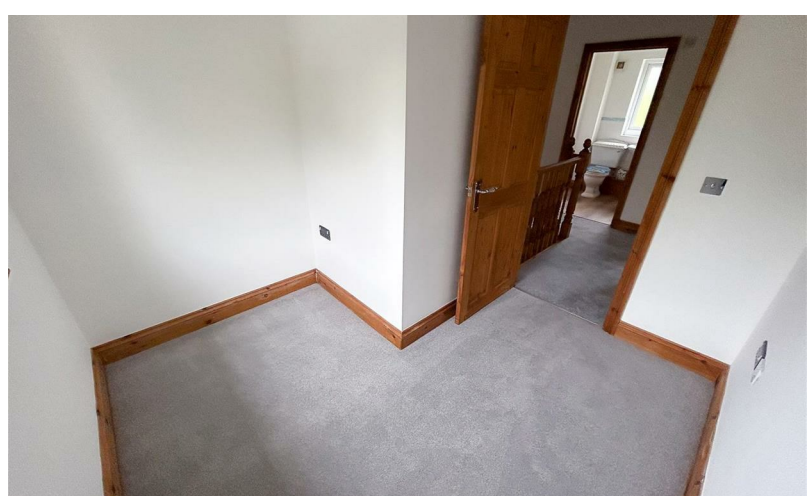
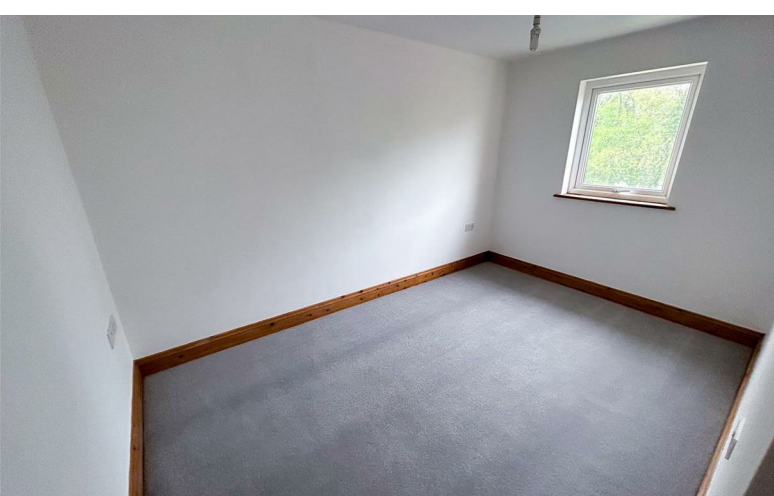
**Outside**  
To the front of the property a driveway provides off-road parking for one vehicle with a paved path leading to the front door and lawn to one side. To the rear is a fully enclosed tiered garden with areas of lawn, patio and decking.

**General Notes**  
Services: All mains services connected  
Tenure: Freehold  
Local Authority: Pembrokeshire County Council  
Tax Band: C

**Viewing**  
By appointment with R K Lucas & Son







See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)







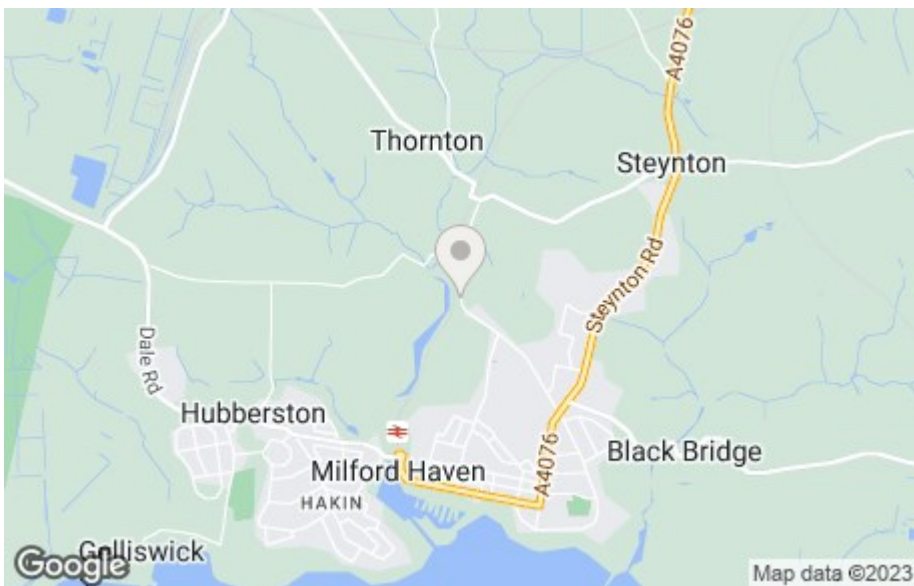
Total area: approx. 83.5 sq. metres (898.9 sq. feet)

For illustration purposes, do not scale.  
Plan produced using PlanUp.

**1 Priory Hill, Milford Haven**

From our Milford Haven office continue to the end of Charles Street and turn right. Take the next right onto Robert Street and then at the cross roads turn left on Priory Road. Continue on this road, passing the leisure centre on your left, until you reach a T-junction. Turn left onto Cromwell Road. As you round the corner the property can be found on the right hand side, identifiable by our 'For Sale' board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>77</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.