

11 St Peters Road, Milford Haven



**Offers In The Region Of £140,000**



A fantastic opportunity to purchase a well-presented two-bedroom mid-terrace property with a useful loft room, ideally located close to all local amenities.

Offering bright, modern interiors and ready for immediate occupation, this lovely home combines convenience and comfort. Perfect for first-time buyers or investors alike.

Early viewing is recommended.



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

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**Hallway**

Composite front door with glass panel inserts, timber flooring, stairs

**Living room/ Dining room**

Timber flooring, dual aspect double glazed uPVC windows, log burner with slate hearth and mantle

**Kitchen**

Matching base and wall units with integrated electric hob and oven, single drainer sink, tiled splash back, timber flooring, double glazed uPVC window to the rear, uPVC door with glass panel insert to decking area

**Landing**

Fitted carpet

**Bathroom**

Tiled flooring, part tiled walls, bath, shower cubicle, hand basin, WC, frosted double glazed uPVC window to the side, storage

**Bedroom 1**

Fitted carpet, 2 x double glazed uPVC windows to the front, original fireplace

**Bedroom 2**

Fitted carpet, double glazed uPVC window to the rear, original fireplace, storage

**Loft room**

Fitted carpet, storage in eaves, Velux window to the rear

**Outside**

To the rear of the property, a raised decking area provides an ideal space for outdoor seating and relaxation. Steps lead down to a small, enclosed garden, with an external gate offering convenient access to the rear lane.

**Additional information**

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: B

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.





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





**Approximate total area<sup>(1)</sup>**  
 88.7 m<sup>2</sup>  
 955 ft<sup>2</sup>

**Reduced headroom**  
 4.6 m<sup>2</sup>  
 49 ft<sup>2</sup>

(1) Excluding balconies and terraces.

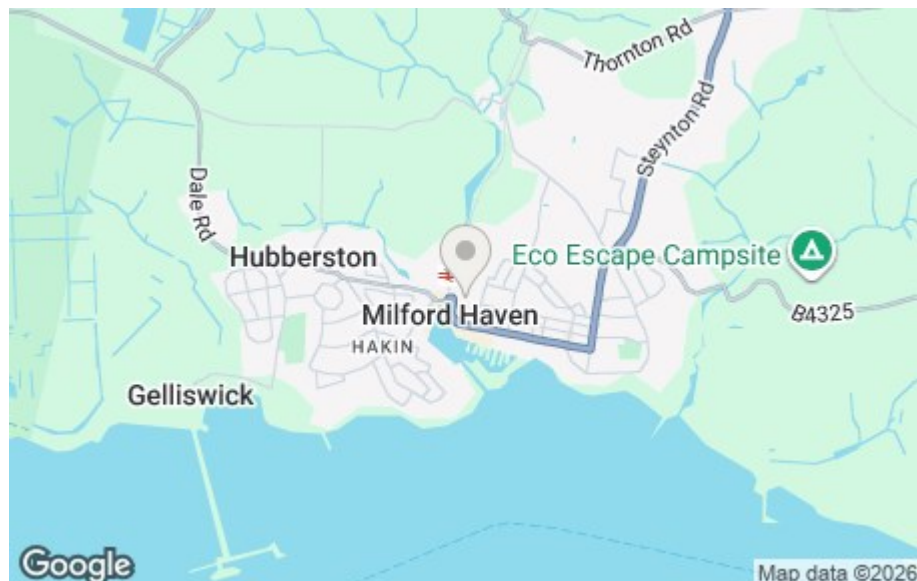
Reduced headroom  
 ..... Below 1.5 m/5 ft

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

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	<b>52</b>	<b>82</b>
<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.