



Offers In The Region Of £190,000



R K Lucas & Son are delighted to bring to the market this immaculate end terrace house situated on Murray Road in Milford Haven. With its attractive features and convenient location, this property offers an ideal opportunity for first-time buyers, families, or investors.

From its central position a range of local amenities, including shops, restaurants, schools, and recreational facilities are within easy reach.

The property briefly comprises 2 reception rooms, 2 bedrooms and attic room, kitchen, family bathroom - a versatile space that can be utilised as an additional bedroom. Externally, the property boasts a double garage, providing secure off-road parking or extra storage space.



The logo for K & son ucas. It features a large, stylized 'K' in black and red, with a black 'ampersand' and the word 'son' in black, and 'ucas' in red. Below the logo, the text 'PEMBROKESHIRE'S PROPERTY PROFESSIONALS' is written in a smaller, black, sans-serif font.

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

www.rklucas.co.uk

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Entrance Hallway

uPVC double glazed entrance door, beautiful original tiled flooring

Living Room

2.60m x 3.30m (8'6" x 10'10")
Double glazed uPVC window to front, fireplace, open plan, laminate flooring

Lounge/Dining Room

7.20m x 4.30m (23'7" x 14'1")
Double glazed uPVC window to side, stairs, laminate flooring

Kitchen

2.00m x 4.30m (6'7" x 14'1")
Matching base and wall units with contrasting work surface, single drainer sink, built-in storage cupboards, double glazed uPVC window to side, Velux window, steps into area, uPVC double door

Bedroom 1

3.10m x 4.10m (10'2" x 13'5")
Two double glazed uPVC windows to front, built in wardrobe, original timber floor

Bedroom 2

3.60m x 2.80m (11'10" x 9'2")
Double glazed uPVC window to rear, original timber floor

Landing

Double glazed uPVC window to rear, stairs to loft room, original timber floor

Loft Room

5.00m x 3.40m (16'5" x 11'2")
Double glazed uPVC window to side, built in wardrobe, fitted carpet, views of the Rath

Bathroom

Walk in shower, low flush toilet, hand basin, double glazed uPVC window to rear, vinyl floor

Outside

To the rear is a fully enclosed courtyard garden, predominantly gravelled

Double Garage

Up and over door to the rear, uPVC door to the front

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: Ultrafast broadband available

Mobile coverage: Available from a range of providers

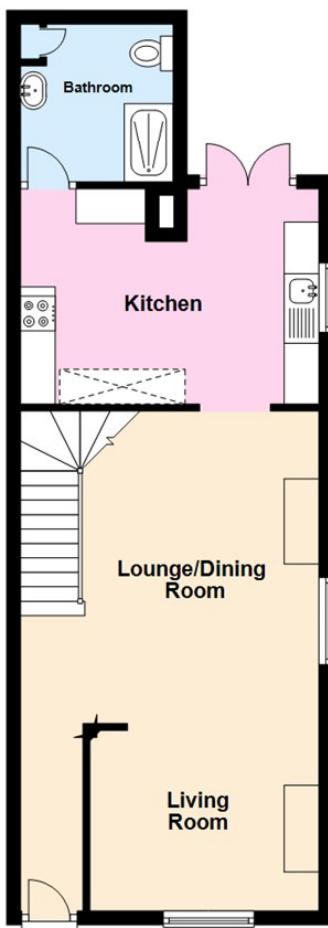
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

An employee of the firm has an interest in the property



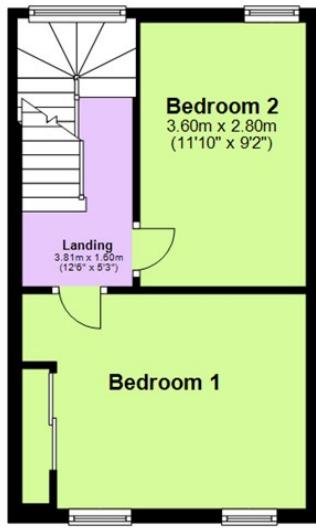
Ground Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



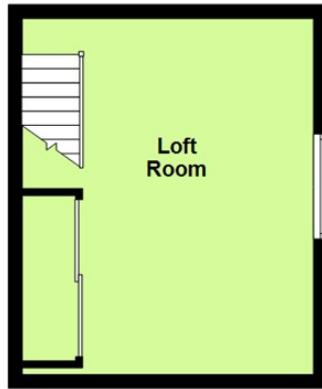
First Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



Second Floor

Approx. 17.0 sq. metres (183.0 sq. feet)



Total area: approx. 96.1 sq. metres (1034.6 sq. feet)

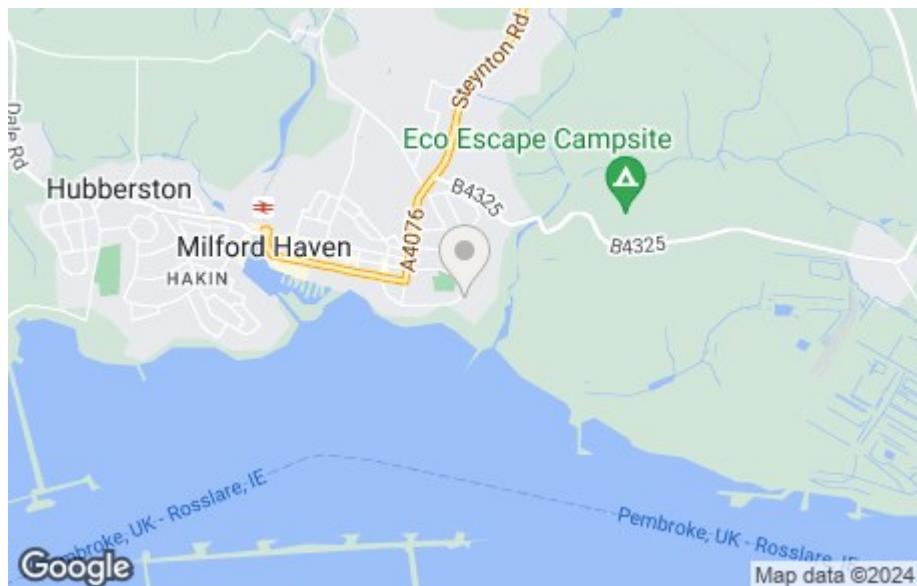
For illustration purposes, do not scale.
Plan produced using PlanUp.

32 Murray Road

From our Milford Haven office take the first left onto Priory Street and then left again onto Hamilton Terrace. Take the third right onto The Rath, follow the road around to the junction with Vicary Crescent and 32 Murray Road can be found on your right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(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.