

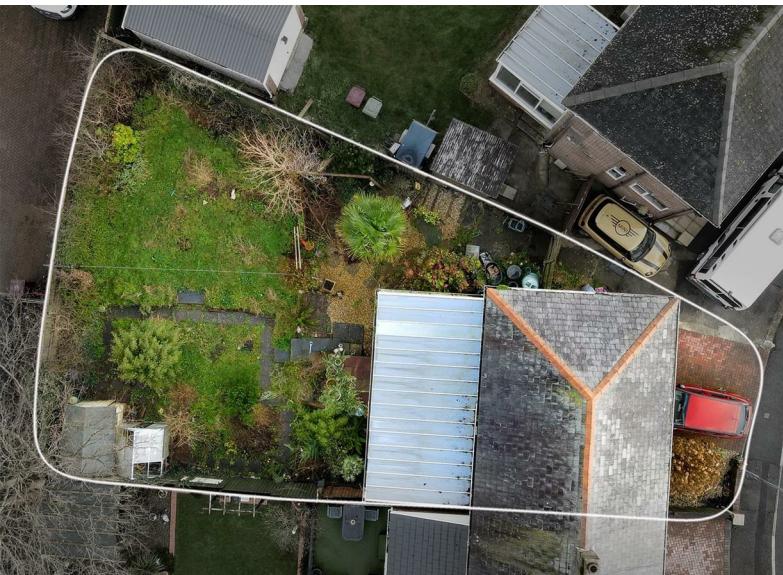


## Offers In The Region Of £160,000



R K Lucas & Son are delighted to offer to the market this semi-detached family home situated in the peaceful residential area of Blackbridge on the outskirts of the port town of Milford Haven. The property briefly comprises 2 reception rooms, kitchen, bathroom, and 3 bedrooms and benefits from off-road parking and enclosed rear garden.

The main amenities on offer in Milford Haven are within easy motoring distance and include supermarkets, schools, retail parks and a variety of cafes, restaurants and shops along Milford Marina. The Pembrokeshire Coast Path is in close proximity along with other scenic routes along the Pill and neighbouring woodland.



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

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

01437 762538 01646 695713



#### Hallway

Double glazed uPVC window to the front, fitted carpet

#### Living Room 16'1" x 11'2" (4.90m x 3.40m)

Double glazed uPVC window to front, fireplace with feature stone chimney breast and slate hearth, double doors leading to the sun room, fitted carpet

#### Sun Room 11'6" x 22'8" (3.50m x 6.90m)

Double glazed uPVC units throughout, laminate flooring, wall mounted gas fired boiler

#### Kitchen 9'10" x 8'10" (3.00m x 2.70m)

Matching base and wall units, stainless steel sink with mixer tap, tiled splash back, Range style cooker, freestanding dishwasher, tiled flooring, double glazed uPVC windows to side & rear

#### Bathroom 5'11" x 5'7" (1.80m x 1.70m)

Double glazed uPVC window to the side, low flush toilet, paneled bath with mixer tap & overhead shower, pedestal hand basin, vinyl flooring throughout

#### Landing

Fitted carpet, uPVC double glazed window to rear

#### Bedroom 1 16'1" x 12'6" (4.90m x 3.80m)

Double bedroom with dual aspect double glazed uPVC windows, fitted carpet, corner cubicle with electric shower, hand basin, vinyl flooring to the shower area, storage over stairs

#### Bedroom 2 8'2" x 10'10" (2.50m x 3.30m)

Front facing double bedroom with double glazed uPVC window, fitted carpet

#### Bedroom 3 8'2" x 7'10" (2.50m x 2.40m)

Rear facing bedroom with double glazed uPVC window, fitted carpet

#### Outside

To the front of the property a paved/concrete driveway provides off-road parking for 2 vehicles. To the rear is a fully enclosed garden predominantly of lawn with timber store shed and greenhouse.

#### Additional notes

Tenure: Freehold

Services: All mains services connected

Local Authority: Pembrokeshire County Council

Council Tax: Band C

Broadband: Ultrafast broadband available

Transport: A free bus service to Milford Haven secondary school is available

Viewing: By appointment with R K Lucas & Son

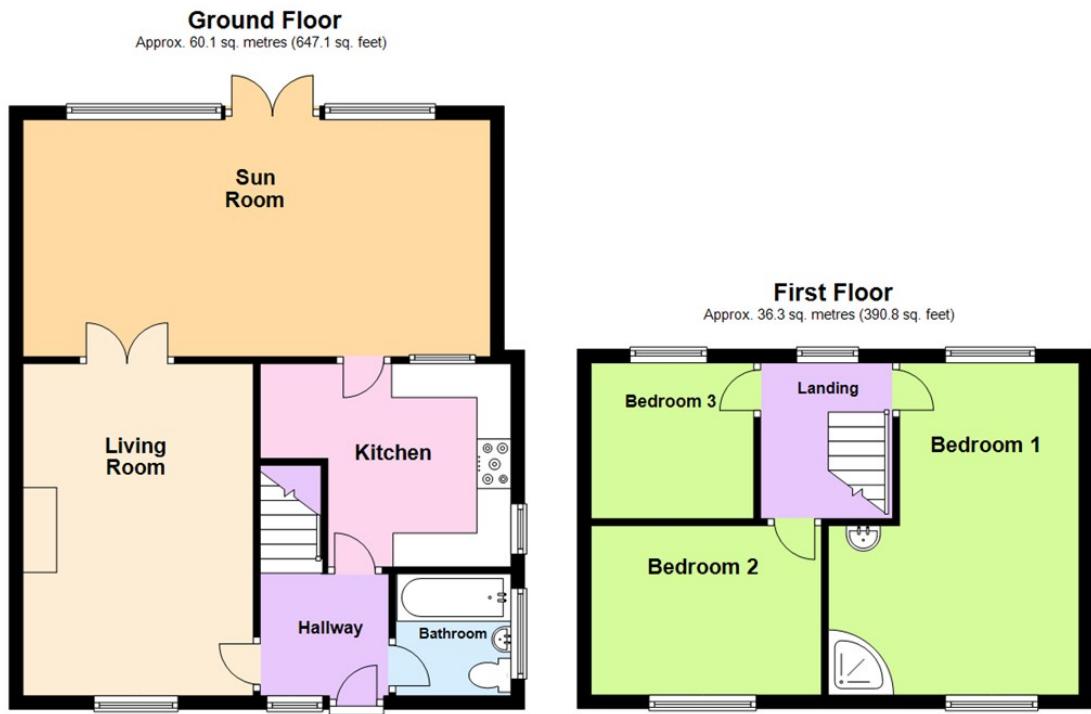
Please note this property is being sold on behalf of an employee of R K Lucas & Son





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





Total area: approx. 96.4 sq. metres (1037.9 sq. feet)

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

### 16 Black Bridge Crescent, Milford Haven

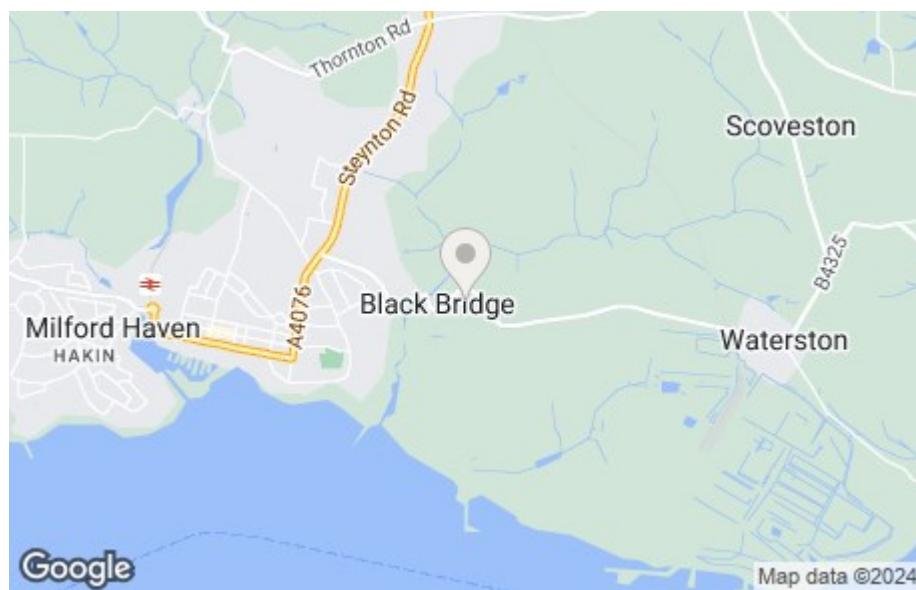
From our Milford Haven office continue on Charles Street and take the first left turn onto Fulke Street. Turn left again onto Hamilton Terrace and follow the road around onto Great North Road. Continue straight on at the cross road between Marble Hall Road and Pill Road then take the next right signposted for Blackbridge. Continue on this road over the bridge and up the hill on the far side. At the top of the hill turn right into Blackbridge Drive and then right again into Blackbridge Crescent. No.16 can be found towards the far end on the left hand side.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.