

84 Waterloo Road, Milford Haven, SA73 3PE



Offers In The Region Of £200,000



We are delighted to bring to market this well presented detached 3 bedroom property ideally situated on the outskirts of Milford Haven offering plentiful local amenities, neighboring villages, towns and beaches only a short drive away. The location also offers excellent transport links by rail and bus only a short walk away.

The property provides flexible accommodation with large attic space for possible conversion subject to obtaining planning permission. To the front of the property is gated access with driveway leading to garage, beyond which is a sizeable workshop. To the rear is a well kept garden with an array of shrubbery and plants along with large outer sheds with rear access.

Viewing is highly recommended to appreciate the opportunity this property offers.



RK & son
Lucas
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RICS





Entrance porch and hall

Light hallway with fitted carpet, radiator

Dining room

3.60 x 3.20 (11'9" x 10'5")

Front facing dining room with bay window, fitted carpet, decorative fireplace., Upvc window overlooking front garden

Lounge

5.10 x 3.00 (16'8" x 9'10")

Light rear facing lounge with fitted carpet, fire place with decorative surround, fitted carpet, Upvc window and radiator

Leading to:

Sunroom 1

2.85 x 2.46 (9'4" x 8'0")

Sunroom with polycarbonate roof and Upvc door leading to outside patio area. Sliding doors opening onto patio.

Internal door leading to :

Sunroom 2

2.62 x 2.36 (8'7" x 7'8")

Handy area with integral door to work shop leading to garage / car port. electric sockets, sliding doors opening onto patio.

Kitchen

2.77 x 2.34 (9'1" x 7'8")

An array of base and wall units with contrasting work surfaces, stainless steel sink unit, tiled flooring , Upvc window over looking rear garden.

Breakfast room

2.86 x 2.16 (9'4" x 7'1")

Convenient breakfast room with Upvc window to the side, fitted carpet

Bathroom

1.90 x 1.90 (6'2" x 6'2")

Bathroom suite comprising of wall to floor tiles, pedestal hand basin, electric shower, radiator including built in airing cupboard housing boiler.

Separate WC

0.99 x 0.79 (3'2" x 2'7")

Wall to floor tiling, low flush WC, Upvc window

Bedroom 1

4.32 x 3.03 (14'2" x 9'11")

Front facing double bedroom with fitted carpet, radiator, Upvc window

Bedroom 2

3.66 x 2.76 (12'0" x 9'0")

Rear facing double bedroom overlooking garden, fitted carpet, built in wardrobes, radiator, Upvc window

Bedroom 3

1.97 x 1.95 (6'5" x 6'4")

Front facing bedroom with fitted carpet, radiator, Upvc window

Outside

To the front of the property is an enclosed garden with short driveway leading to garage, behind which is a workshop.

The rear garden is completely enclosed and offers a very pleasing design. To the far boundary is further workshop with pedestrian access to a lane beyond.

Services

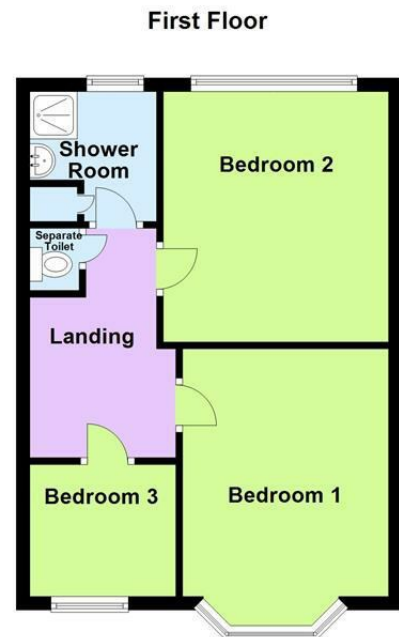
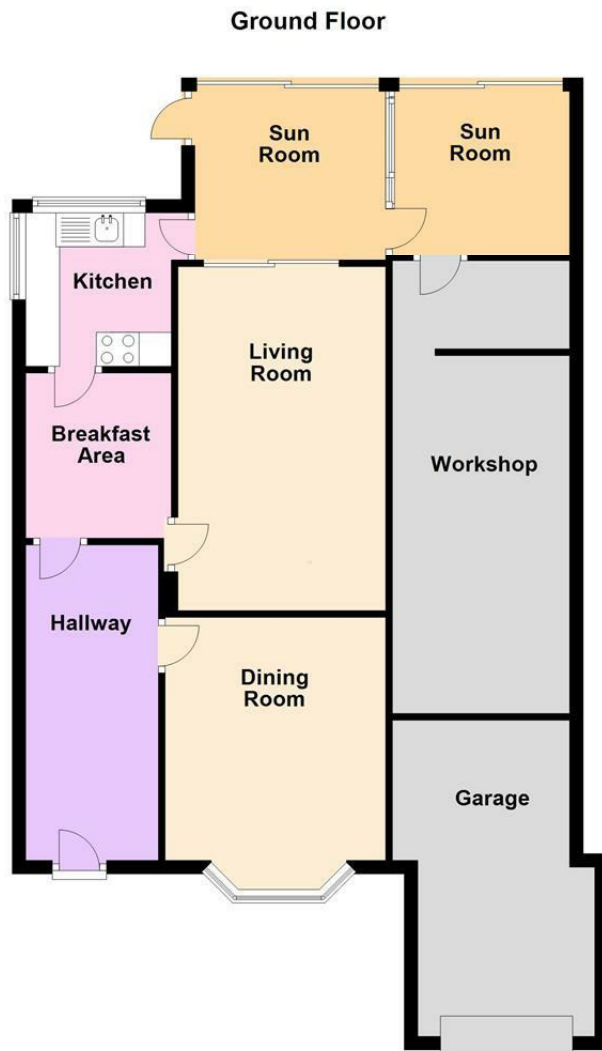
Services : All main services connected

Tax band: D

Local Authority: Pembrokeshire county Council

Viewing: Strictly by appointment only





Total area: approx. 133.4 sq. metres (1435.5 sq. feet)

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

From our Office in Charles Street continue west on the one way street towards Priory Street. Turn left at the 2nd cross street onto Dartmouth Street. At the bottom of the hill turn right onto Victoria road. At the roundabout, take the 1st exit onto Victoria Road, continue onto St Lawrence Hill. Turn left onto Waterloo Road and the property will be found on your right with our board outside.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.