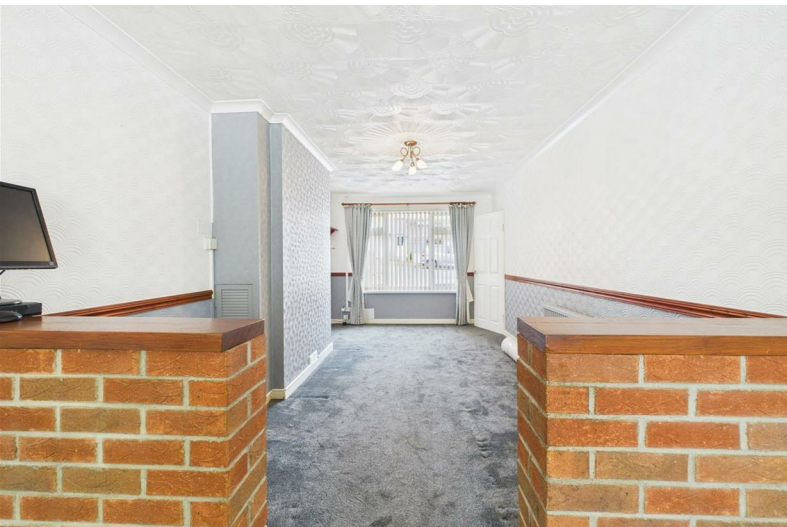


69 Observatory Avenue, Milford Haven



## Offers In The Region Of £159,999



An ideal first-time buy or investment opportunity, this 3-bedroom semi-detached in home Observatory Avenue offers the perfect chance to put your own stamp on it.

The property features a living room, conservatory, kitchen, three bedrooms and bathroom providing a solid foundation for you to create your ideal home.

Outside, the property benefits from off-road parking to the front and an enclosed rear garden with a patio area, three handy store sheds, and an outbuilding currently used as a bar, perfect for entertaining, which could also be transformed into a home office.

Close to local amenities and transport links, this property combines convenience with potential, making it a fantastic choice for buyers looking to invest in a home with plenty of possibilities.

No Onward Chain



**RK & son**  
**Lucas**  
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#### **Porch**

Timber flooring, dual aspect double glazed uPVC windows, double glazed uPVC door with glass panel insert to the front with window to the side

#### **Entrance Hall**

Fitted carpet

#### **Living room**

Fitted carpet, double glazed uPVC window to the front, sliding doors leading to the conservatory

#### **Kitchen**

Vinyl flooring, matching base and wall units, range cooker, double glazed uPVC window to the side, door to the rear leading to

#### **Conservatory**

Fitted carpet, double glazed uPVC units throughout, uPVC door to the side leading to garden

#### **Bedroom 1**

Fitted carpet, double glazed uPVC window to the front

#### **Bedroom 2**

Fitted carpet, double glazed uPVC window to the rear

#### **Bedroom 3**

Fitted carpet, double glazed uPVC window to the front

#### **Bathroom**

Timber flooring, fully tiled walls, P shape bath with overhead shower, hand basin, double glazed frosted uPVC window to the rear

#### **WC**

Timber flooring, part tiled walls, close coupled toilet, double glazed frosted uPVC window to the rear

#### **Outside**

The property is approached via a driveway providing off-road parking for two vehicles. To the rear, there is an enclosed garden featuring a raised patio that leads to a decking area, and beyond that, a garden space with three storage sheds and an outbuilding that has been converted into an outdoor bar.

#### **Additional information**

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: B

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.

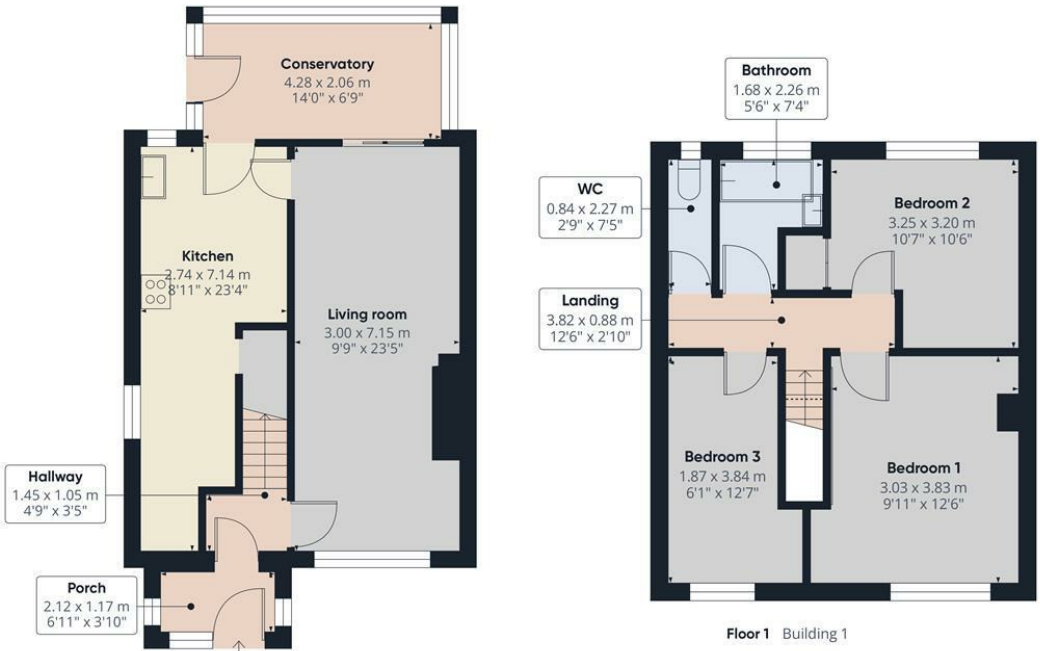






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Approximate total area<sup>(1)</sup>  
110.1 m<sup>2</sup>  
1183 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

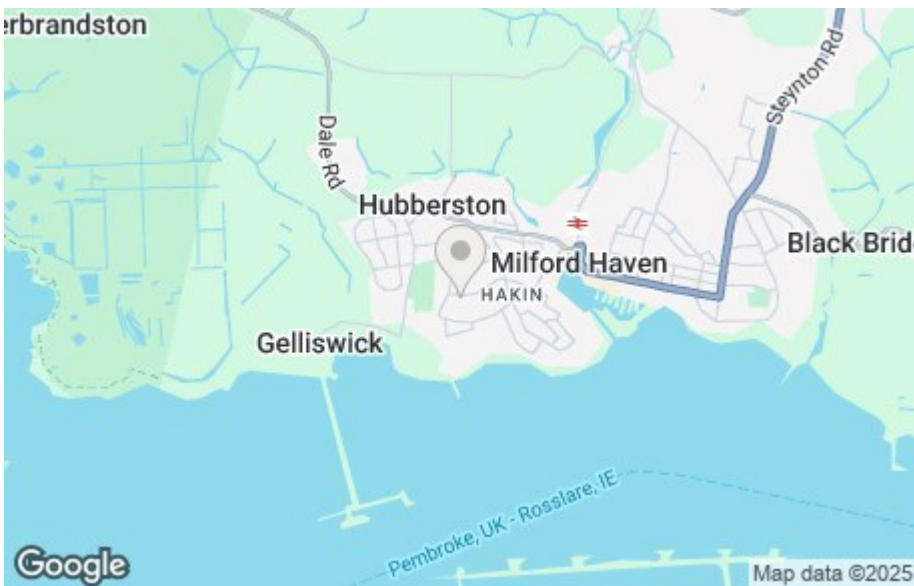
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



From Charles Street, head south towards Hamilton Terrace and turn right. Continue along the A4076 before taking the first exit at the roundabout onto Victoria Road. Proceed onto St Lawrence Hill and take the left turn into Glebelands. Follow the road, keeping left to stay on Glebelands, then turn left onto Picton Road. Take the next left into Observatory Avenue where the property, number 69, can be found on the right-hand side.

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>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.