



Offers In The Region Of £140,000



This 3-bedroom terraced property on Lawrenny Street offers a fantastic opportunity to create a modern home in a sought-after location. In need of updating throughout, the house provides a blank canvas for buyers or investors looking to add value.

Inside, there are three bedrooms, a generous living area, and scope to reconfigure and personalise the layout to suit your needs. Outside, the property benefits from estuary views and an enclosed rear garden.

Situated close to local amenities, schools, and the waterfront, Lawrenny Street is a peaceful yet convenient location with a friendly community feel.

No onward Chain



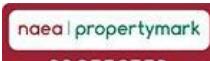
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 The Property
Ombudsman

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Entrance Porch

Timber door, tiled flooring

Hallway

Timber door with glass panel inserts, fitted carpet

Living room

Double glazed uPVC window to the front, fitted carpet, gas fire with decorative surround

Sitting room

Timber door to kitchen, gas fire with decorative surround, storage

Dining room

Fitted carpet

Kitchen

Matching base and wall units, part tiled walls, double glazed uPVC door to dining room, timber door with glass panel insert to outside

WC

Vinyl flooring, tiled walls, low flush toilet

Store

Bathroom

Vinyl tiles, bath with electric shower, hand basin, frosted double glazed uPVC window to the rear, part tiled walls

Landing

Fitted carpet

Bedroom 1

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

Bedroom 2

Fitted carpet, double glazed uPVC window to the rear

Bedroom 3

Fitted carpet, double glazed uPVC window to the rear

Outside

To the rear, the garden features a paved pathway bordered by mature shrubbery and lawned area, leading to an outbuilding at the far end.

Outbuilding

uPVC door and 2 x uPVC windows

Additional information

Services: We are advised that mains electricity, water and drainage are connected to the property.

Central Heating: None.

Tenure: Freehold

Local Authority: Pembrokeshire County Council

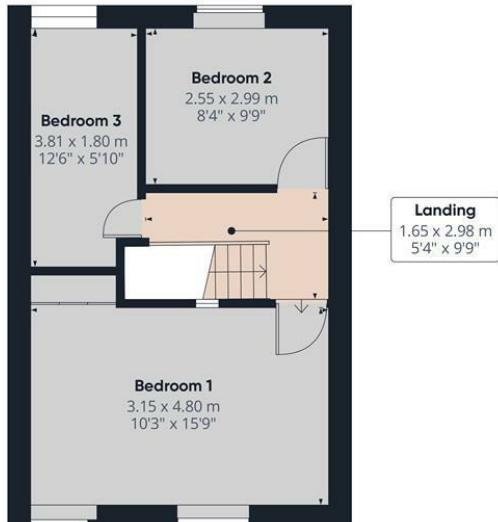
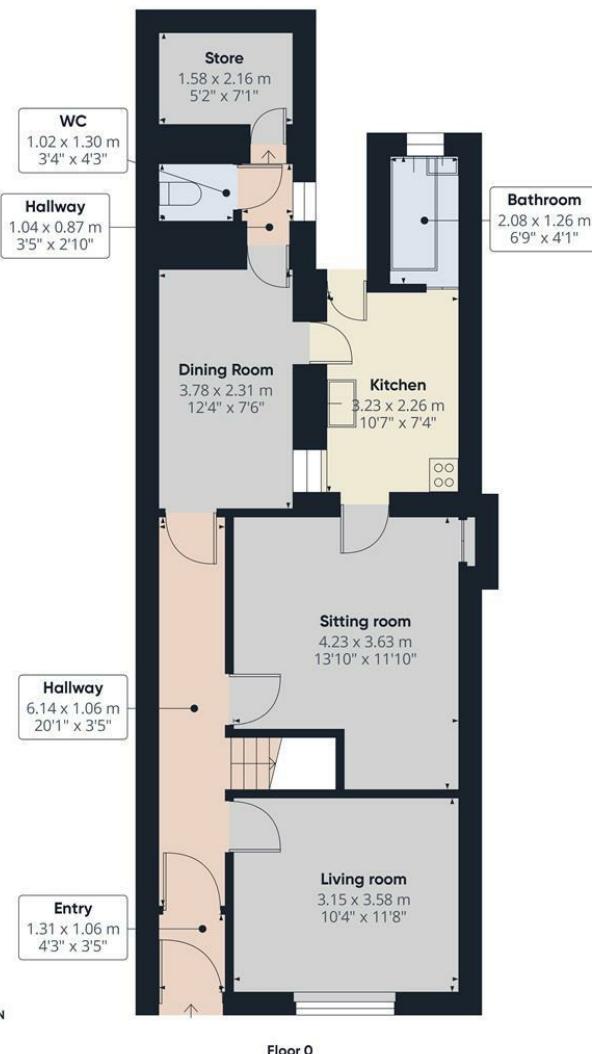
Council Tax Band: B

Broadband: Superfast broadband available in the area

Mobile Coverage: Limited availability from a range of providers

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





Approximate total area⁽¹⁾
93.8 m²
1011 ft²

(1) Excluding balconies and terraces

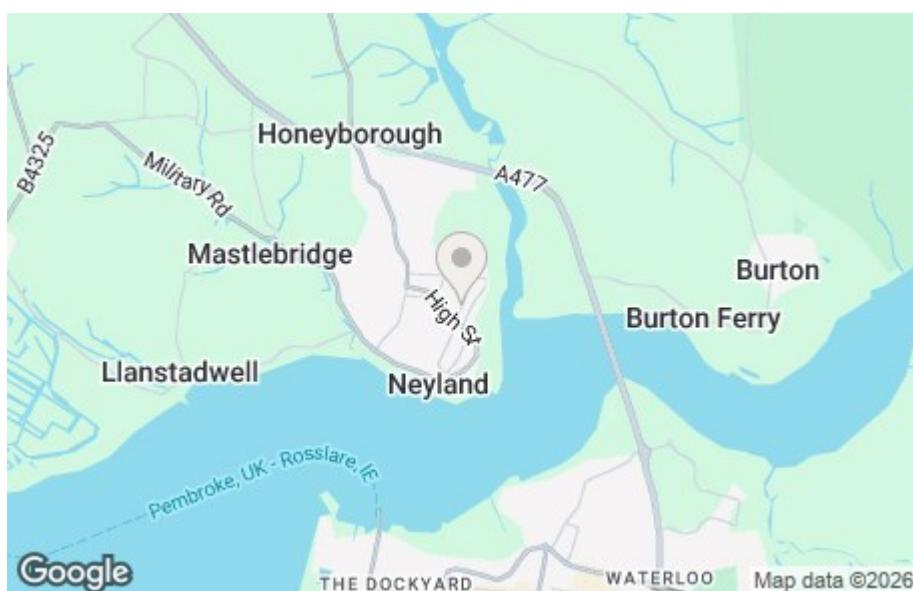
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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From Milford Haven take the road to Neyland. At Honeyborough roundabout take the 4th exit into Neyland. Proceed through Honeyborough and into the High Street, following the road as it turns sharp left by the Cenotaph. Continue along the High Street and down the Hill. Lawrenny Street is the second left off High Street and N24 can be found on your left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(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.