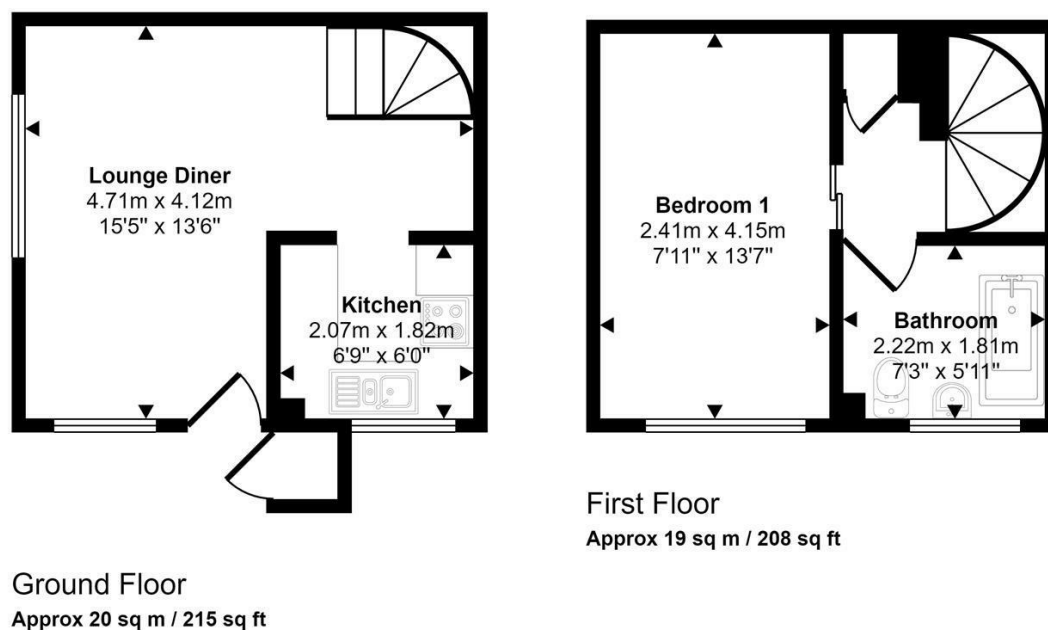


Approx Gross Internal Area  
39 sq m / 423 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band A

VENDOR POSITION - PROPERTY EMPTY NO ONWARD CHAIN - PROBATE

HEATING: Electric

ref: SLS/ RMA/SEPT/23/OKSSG

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

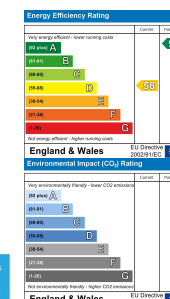


### 22 Monnow Close, Steynton, Milford Haven, Pembrokeshire, SA73 1JB

- End Terrace House
- One Reception Room
- Allocated Parking Space
- No Onward Chain
- Low Maintenance Garden
- One Bedroom
- Electric Heating
- Edge of Town Location
- Excellent FTB/Investment
- EPC Rating: D

Offers In The Region Of £85,000

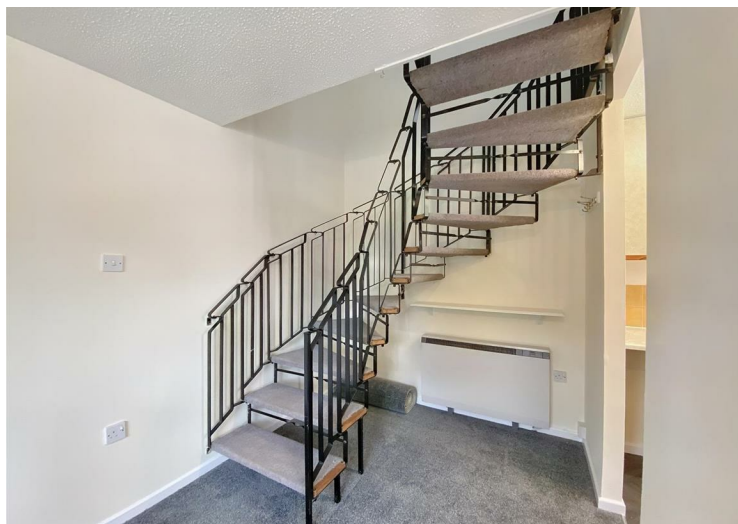
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA  
EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

**The Agent that goes the Extra Mile**





An opportunity to purchase an end-terrace house offering excellent investment potential, located on the outskirts of Milford Haven town, in a close proximity to most everyday amenities and public transport links. The layout of the property briefly comprises of an open plan Lounge and Dining Room, leading onto a fitted Kitchen. Spiral staircase leading to the first floor where you will find a double bedroom and a family bathroom with a fitted bath. The property benefits from double glazing and electric heating!

Externally, there is an allocated parking space for this property along with a small grassed area to the front of the property. With the added appeal of No Onward Chain, this property is an excellent First Time Buy or Investment. Viewing is highly recommended!

Milford Haven has the largest port in Wales and the third-largest port in the United Kingdom. It also has a popular Marina with accompanying Restaurant, Wine Bar, and boutique shops. The town itself has a historic late 18th and 19th centuries core based on a grid pattern, located between Hubberston Pill and Castle Pill and extending inland for 500 metres. Milford Haven's 20th-century expansion took in several other settlements. The town also benefits from a variety of shops and supermarkets, leisure centre, primary and secondary schools, and the Torch Theatre and Cinema.



**DIRECTIONS**

From the Milford Haven Office head out of town along Great North Road in the direction of Haverfordwest on the Steynton Road. Turn right onto Neyland Road at the traffic lights. Take the second right onto Derwent Avenue, followed by the first left onto Monnow Close. The property will be found on the right hand side at the top of the cul de sac. What3 Words: [///skirting.against.scrap](https://www.what3words.com/skirting.against.scrap)

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.