

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 E

JETH/ESL/01/23/DRAFT
We would respectfully ask you to call our office before you view this property internally or externally

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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

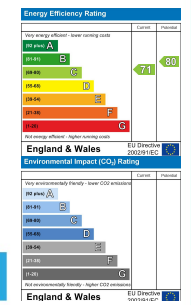


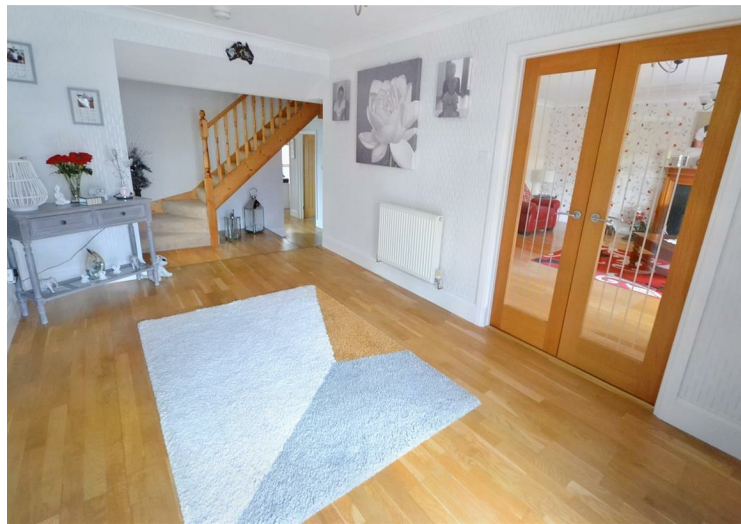
24 Blackbridge Drive, Milford Haven, Pembrokeshire, SA73 1ET

- Detached Dormer Bungalow
- En-Suite Shower Room
- Potential For Expansion
- Off Road Parking
- Garden To Rear
- Four Bedrooms
- Excellent Storage/Office Space
- Integral Garage
- Conservatory
- EPC Rating: C

Offers In Excess Of £375,000

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An immaculately presented detached dormer bungalow located in the popular area of Blackbridge Drive, close to amenities in Milford Haven. On the ground floor, the layout comprises of an Entrance Hall, Lounge, open plan Kitchen/Dining Room, Utility Room, WC, Conservatory, three bedrooms and Family Shower Room. On the first floor is a Master bedroom with En-Suite Shower Room, and a separate storage area comprising of three interconnected rooms, which lends itself perfectly to a home office/studio or for further expansion of living accommodation/bedrooms (subject to any necessary planning permission). The property is in a fantastic order, boasting solid oak floorings and doors, gas central heating and double glazing.

Externally, there is a driveway to the front providing off road parking and access to the integral garage. To the rear is a lawn garden with an area which is laid to Astro turf. Glimpses of the waterway below can be enjoyed from many aspects of the garden.

This is a fantastic family home, 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. Hakin and Hubberston are older and situated to the west of the main town. The town also benefits from a variety of shops and supermarkets, leisure centre, primary and secondary schools, and the Torch Theatre.



DIRECTIONS

From our Milford Haven Office, continue down Charles St, turn left onto Dartmouth St, then left again onto Hamilton Terrace. Continue for approximately 0.8 miles on Great North Road, then turn right onto Combs road and follow, over the bridge, follow the road up the hill and left, then take the first right turn into Blackbridge Drive. Continue down the road, and the property will be found on the right-hand side. The property will be on the left. What3Words reference: octagonal.graphics.kebabs

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.