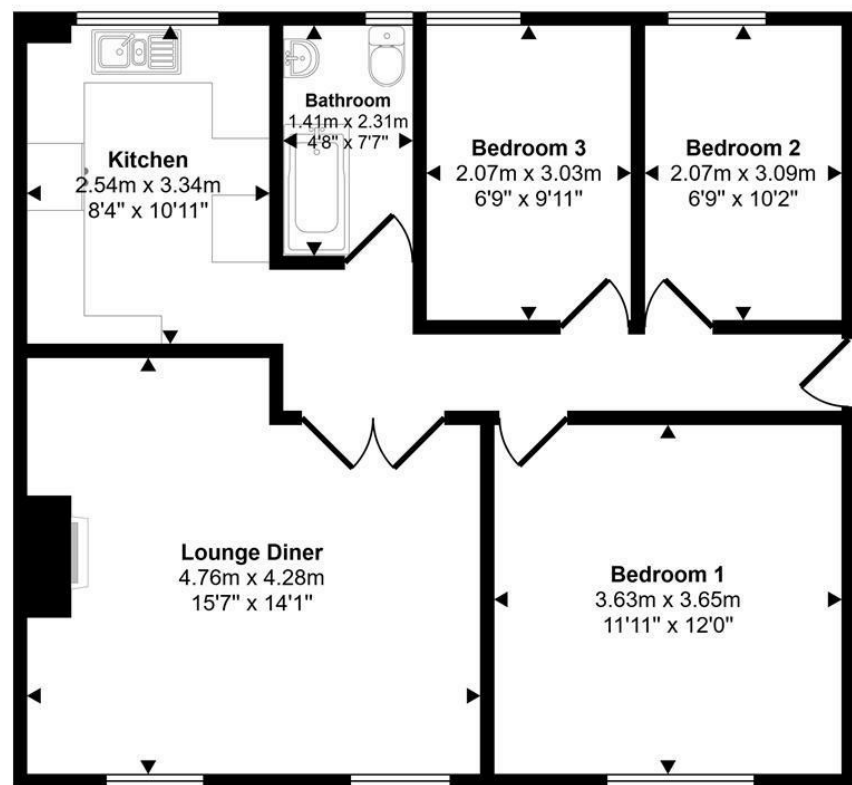


Approx Gross Internal Area
67 sq m / 717 sq ft



First Floor

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 Leasehold
LENGTH OF LEASE: 125 years, 82 remaining
ANNUAL GROUND RENT: £10
GROUND RENT REVIEW PERIOD: TBC
ANNUAL SERVICE CHARGE AMOUNT: £240 year
SERVICE CHARGE REVIEW PERIOD: TBC

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'A'

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

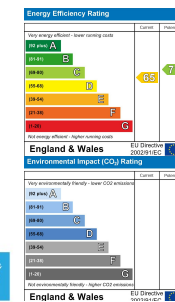


32 Gelliswick Road, Hakin, Milford Haven, Pembrokeshire, SA73 3RH

- First Floor Flat
- Leashold Property - 82 Years Remaining
- Well Presented
- Walking Distance To Amenities & Primary School
- Gas Central Heating
- Three Bedrooms
- Ideal Investment
- Garden to Rear
- Edge of Milford Haven
- EPC Rating D

Offers In The Region Of £95,000

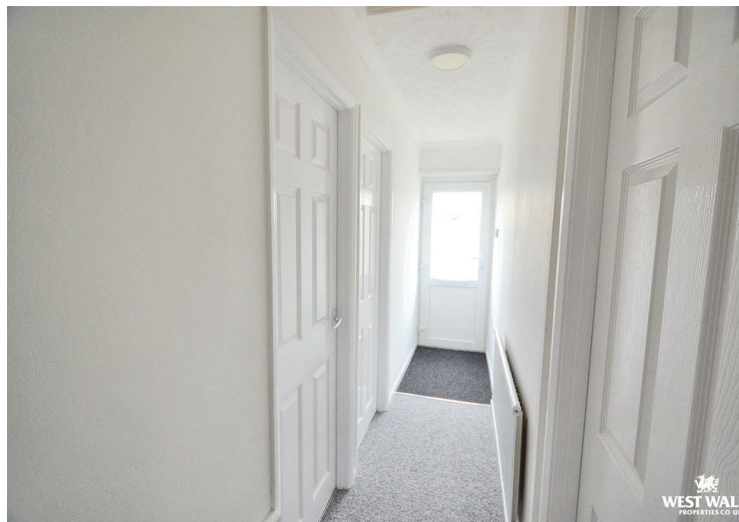
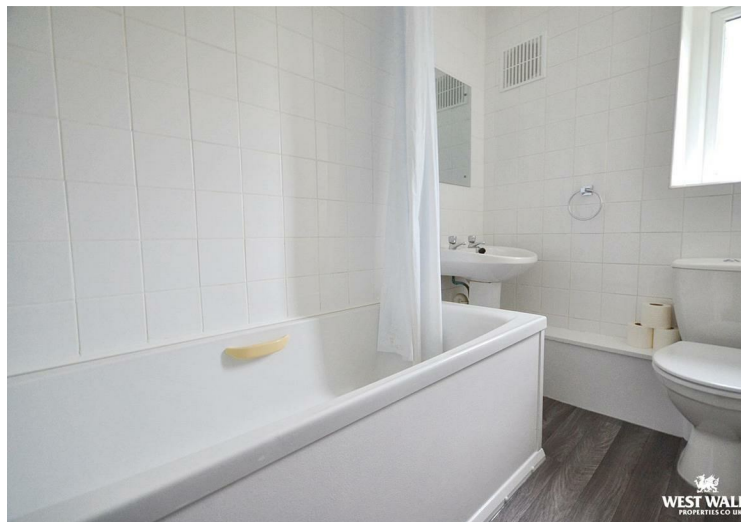
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The Agent that goes the Extra Mile





32 Gelliswick Road is a recently refurbished , first-floor leasehold flat, ideally situated on the edge of Milford Haven. This property represents a lucrative investment opportunity, perfect for those looking to expand their rental portfolio or secure a low-maintenance home in a convenient location. With its well-presented interior and easy access to local amenities and transport links, this flat is ready for immediate occupancy or letting.

The accommodation briefly comprises; Hallway, kitchen, lounge/dinning room, three bedrooms and bathroom. To the rear of the property is a garden mainly laid to lawn, with patio area and purpose-built shed and bin store.

The property is within walking distance of Gelliswick Bay - Gelliswick Bay is a small sand and shingle beach located just west of Milford Haven in Pembrokeshire, Wales. Situated within the industrialised Milford Haven Waterway, it offers a sheltered spot popular for various water activities.

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 and Cinema.



DIRECTIONS

From the Milford Haven Office, continue down Charles Street, at the junction turn left onto Dartmouth Street. At the bottom of the hill turn right onto Hamilton Terrace, then at the roundabout take the first exit towards Hakin follow the road up St Lawrence Hill and on to the Dale Road, take the left exit on to Gelliswick Road, the property can be found on your left hand side denoted by our For Sale Board.
#What3words.vaultin.emperor.recent

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