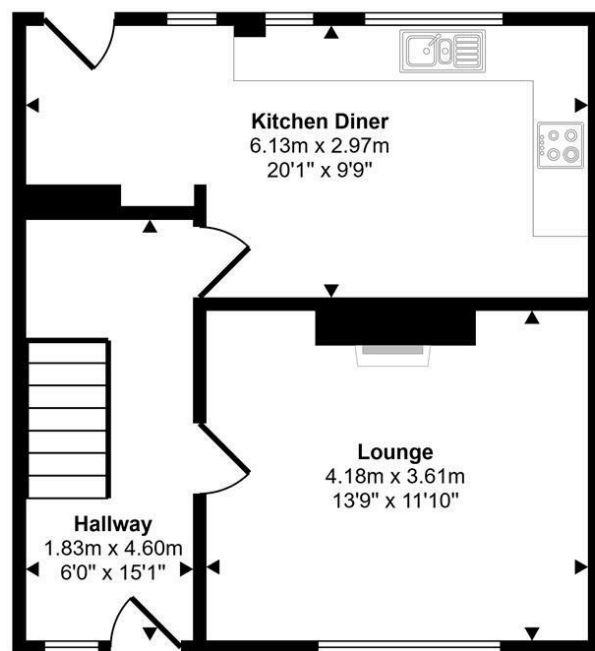
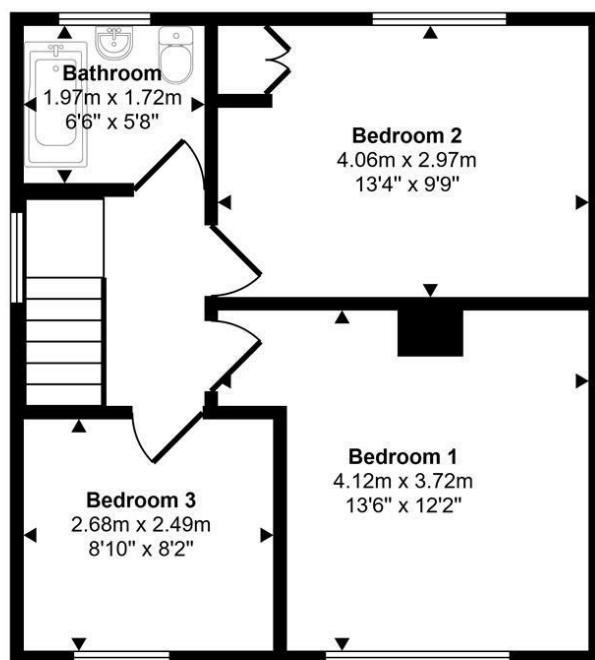


Approx Gross Internal Area  
83 sq m / 898 sq ft



Ground Floor  
Approx 41 sq m / 444 sq ft



First Floor  
Approx 42 sq m / 454 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.

COUNCIL TAX: Band 'B'

ref: SLS/CPS/13/05/25OKSLS

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.

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

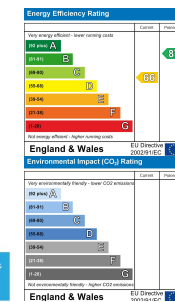


## 52 Coombs Drive, Milford Haven, Pembrokeshire, SA73 2NY

- Semi Detached House
- Gardens Front & Rear
- Close to Amenities
- Ideal Investment or First Home
- On Road Parking
- Three Bedrooms
- Edge of Town Location
- Close to Transport Links
- Gas Central heating
- EPC Rating B

**Price £135,000**

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

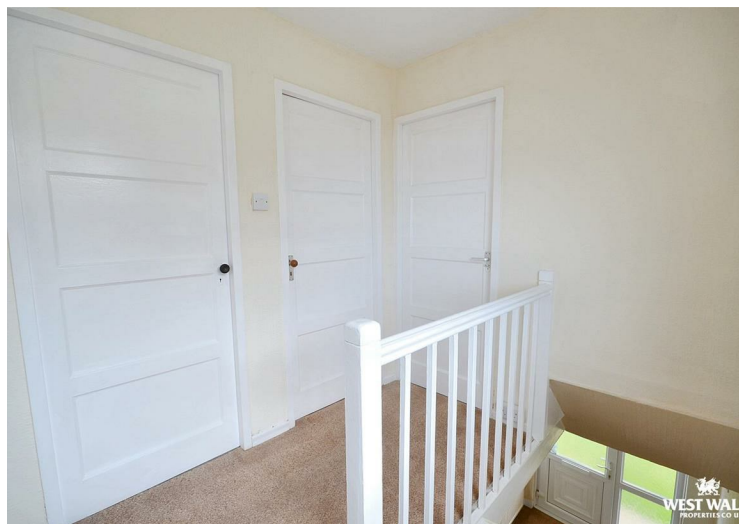


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EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

**The Agent that goes the Extra Mile**







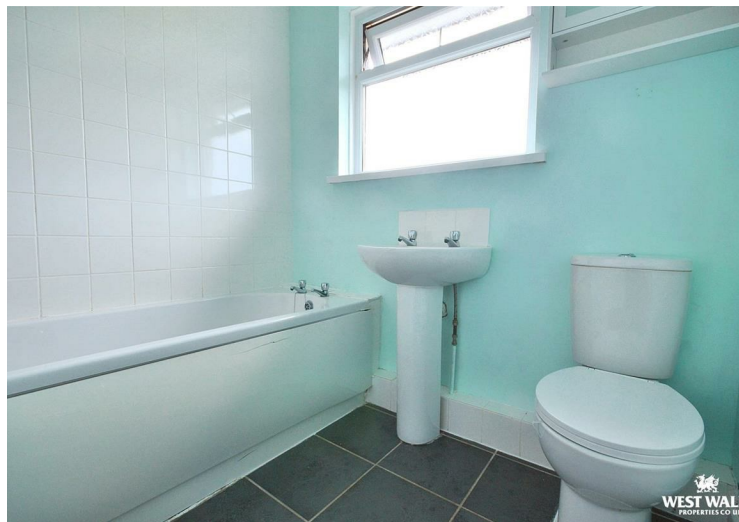
## 52 Coombs Drive, Milford Haven – Ideal Investment or First-Time Buy

Welcome to 52 Coombs Drive, a well-located three-bedroom semi-detached home in the popular area of Milford Haven. Whether you're looking for your first home or a solid investment opportunity, this property ticks all the right boxes. Previously used as a rental, the home offers great potential and is conveniently situated close to local amenities, schools, and transport links, making it a practical and desirable choice for a wide range of buyers.

The accommodation briefly comprises; Hallway, lounge, kitchen/diner on the ground floor, the first floor offers three bedrooms and bathroom. Externally, there is an enclosed rear garden, mainly laid to lawn, and lawn to the front.



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 our Milford Haven Office, continue down Charles Street, turn left onto Dartmouth Street, then left again onto Hamilton Terrace. Continue onto Great North Road, at the crossroads, take a right by Kingston Veterinary Group onto Pill Road. Take the first left turn into Coombs Drive, follow the road, bearing right and the property is on your right denoted by our For Sale board. What3words#adding.campfires.cabbage

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