

Approx Gross Internal Area  
77 sq m / 829 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/21/06/25OKSLS

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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.

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**

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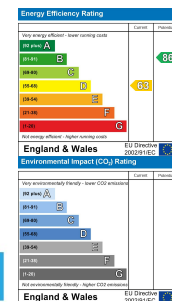


## 19 Gwili Road, Hakin, Milford Haven, Pembrokeshire, SA73 3LH

- End Terrace House
- Two Reception Rooms
- Potential for Garage Subject to Necessary Permissions
- Close to Travel Links
- Gas Central Heating
- Three Bedrooms
- Off Road Parking
- Walking Distance to Amenities
- First Time Buy or Investment Opportunity
- EPC Rating D

**Offers In Excess Of £115,000**

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**The Agent that goes the Extra Mile**







## A Rare Opportunity on Gwili Road.

This is a chance to acquire a property that hasn't been on the open market for many years. Located in a sought-after area, 19 Gwili Road offers immense potential to create a wonderful family home.

Requiring modernisation throughout, the property presents a true blank canvas - ideal for buyers looking to put their own stamp on a home. The accommodation includes three bedrooms, two reception rooms, and enjoys an end-of-terrace position.

Additional benefits include off-road parking and the potential to build a garage, subject to the necessary planning permissions.

Perfectly situated within walking distance of local amenities, transport links, and the Milford Marina, this property is not to be missed. Early viewing is highly recommended.

Whether you are looking to add to your investment portfolio or looking for your first home this is a great opportunity.

The first floor offers a hallway, two reception rooms and kitchen, the first floor has three bedrooms and a bathroom.

Externally, the property has a rear patio garden with views across the haven. Opposite the front of the property is a parcel of land.

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 Office, head down Fulke Street and take a right onto Hamilton Terrace. At the roundabout take the first left on to St Annes Road. Follow the road and take the second right on to Upper Hill Street, turn right to Waterloo Road and the next right on to the The Ropewalk, continue down and turn right on to Gwili Road, the property will be the first one on the right. #What3words.slept.snowballs.answers

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