



41 Leonardston Road, Milford Haven, SA73 1EP

**Offers Over £99,999**

- \*No onward chain – ready for a smooth sale
- \*Full of charm and original character throughout
- \*Elevated rear garden with views over open field beyond
- \*In need of modernisation – ideal renovation project
- \*Just a short distance from Neyland Marina and coastal walks
- \*Quiet and desirable residential location
- \*Three well-proportioned bedrooms
- \*Two spacious reception rooms
- \*Excellent local amenities and transport links nearby



### Description/Situation

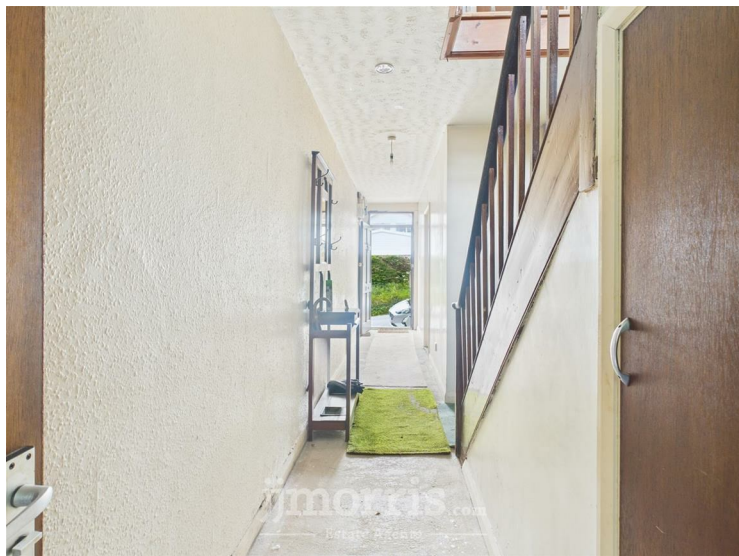
Situated in a sought-after residential area close to the picturesque Neyland Marina, 41 Leonardston Road offers a fantastic opportunity to acquire a spacious three-bedroom home full of character and charm. This delightful property, available with no onward chain, is ideal for buyers looking to modernise and create a home tailored to their own tastes and preferences.

Internally, the accommodation comprises two generous reception rooms, offering versatile living and entertaining space, along with three well-proportioned bedrooms. Many original features remain, adding to the property's inherent character, while the layout provides excellent potential for reconfiguration or enhancement.

Externally, the property benefits from off-road parking to the front, and to the rear is a well-maintained garden—a peaceful and private outdoor space perfect for relaxing or gardening.

This is a home that has clearly been cherished over the years and now presents a rare chance for renovation in a prime location.

### Hallway



Property entered via wooden door, under stairs storage cupboard space housing boiler, stairs leading to first floor landing, doors leading off to:

### Lounge



Double glazed window to fore, feature fireplace with wood burner sat on a slate hearth with wooden mantle over.

### Dining Room



Wall mounted electric heater, step leading into kitchen area.

### Kitchen Area



Double glazed window to rear, pvc door leading out to rear garden space, base units with work surface over, stainless steel sink and drainer.

### Shower Room



Obscure window to rear, non-slip flooring, low level w.c, wash hand basin, disability shower enclosure with electric shower, wall mounted electric heater, fitted cupboard space.

### First Floor Landing



Double glazed window over staircase, loft access, doors leading off to:

### Bedroom 1



Double glazed window to fore,

### Bedroom 2



Double glazed window to fore, wall mounted electric heater.

### Bedroom 3



Double glazed window to rear, wall mounted electric heater.

### Externally



To the front of the property, there is a dedicated off-road parking space providing convenient access for one vehicle. Adjacent to this is a neatly maintained raised flowerbed, ideal for planting vibrant seasonal blooms to create a welcoming first impression. Attractive slate steps lead up to the front entrance, adding a touch of character and

charm to the approach.

The rear of the property features a private walkway immediately outside the back door, offering easy access to the outdoor space. A set of well-constructed steps, complete with a sturdy handrail for safety, ascends to an elevated garden area. This main garden tier is predominantly laid to lawn, offering a spacious and sunny setting for outdoor enjoyment, children's play, or al fresco dining.

A central pathway winds through the garden and leads to the highest tier at the rear of the plot. From this elevated position, the boundary fence to the rear provides captivating views over open, peaceful countryside, enhancing the sense of seclusion and serenity. The garden is enclosed by established borders filled with mature hedging and trees, offering both privacy and a natural green backdrop.

### Utilities & Services

Heating Source: Electric Heaters

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Broadband/Wireless: Not Connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax: Band C



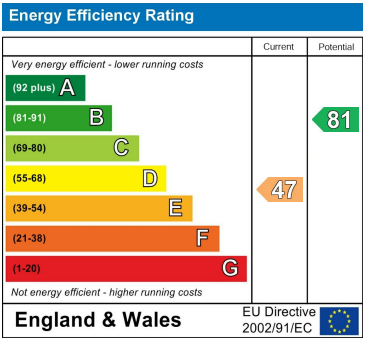
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com