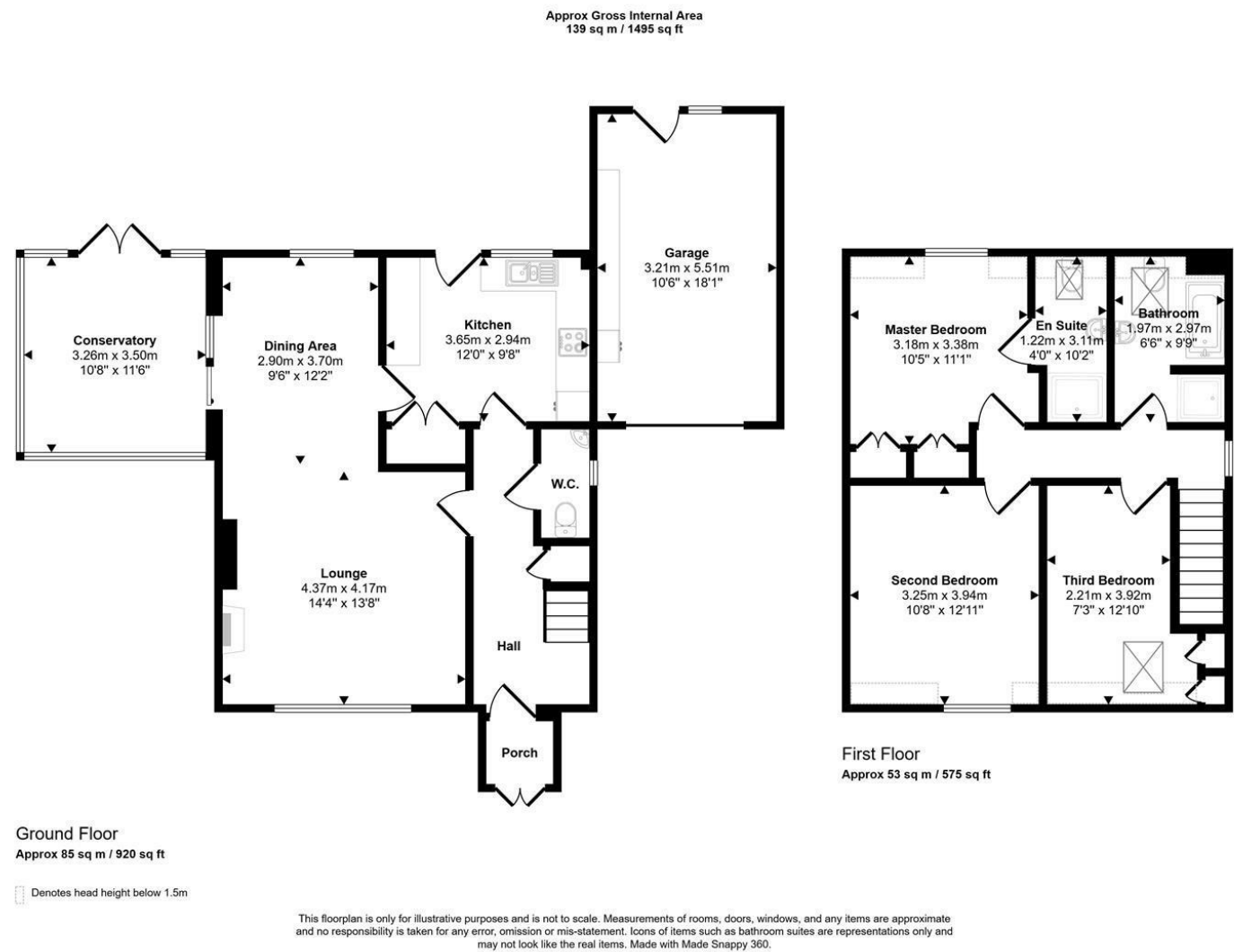




VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D' Pembrokeshire County Council
Property has Mains Electric, Mains Water, Main Drainage.
HEATING: Gas Central Heating
We would respectfully ask you to call our office before you view this property internally or externally

SLS/SLS/05/26/OK CFH
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

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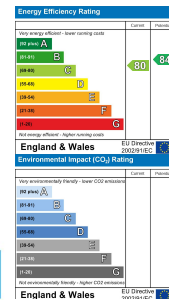


45 Skomer Drive, Milford Haven, Pembrokeshire, SA73 2RF

- Detached House
- Lounge / Dining Room
- Conservatory
- Low Maintenance Garden
- Garage & Driveway Parking
- Three Bedroom
- Kitchen
- Bathroom, En Suite and W.C.
- Doubled Glazed & Gas Central Heating
- EPC: C

Offers In The Region Of £275,000

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



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The Agent that goes the Extra Mile



45 Skomer Drive is a beautifully presented three-bedroom detached home, ideally positioned within a sought-after cul-de-sac in Milford Haven. This wonderful property has a versatile layout and could suit many buyers and is located approximately one and a half miles from the town centre, local shops, doctors surgery, chemists, and the stunning Milford Haven Marina, renowned for its boutique shops, bars, cafes, and waterfront restaurants.

The accommodation briefly comprises - inviting entrance hallway, ground floor w.c. and an open-plan living room which flows seamlessly into the dining area. Patio doors open into a bright conservatory. The modern kitchen offers a range of wall and base units together with direct access to the rear garden. To the first floor are three bedrooms, including a master bedroom with en-suite facilities, alongside a well-appointed family bathroom. The property further benefits from gas central heating and double glazing.

Externally, the home enjoys attractive low-maintenance gardens to both the front and rear. The front provides a gravelled area with mature shrub borders, driveway parking for multiple vehicles, and access to the attached garage which has an electric door. Gated side access leads to a good size enclosed well maintained rear garden, which features a patio area ideal for outdoor dining and entertaining. Combining comfort, practicality, and an excellent location close to amenities and transport links, this property would make a fantastic family or retirement home. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

Milford Haven is home to the largest port in Wales and the third largest in the United Kingdom. The town boasts a vibrant marina with popular restaurants, wine bars, and independent boutiques, while its rich history and attractive waterfront setting continue to make it one of Pembrokeshire's most desirable coastal locations.



DIRECTIONS

From the West Wales Properties Milford Haven office, head south-east on Charles Street towards Hamilton Terrace. At the roundabout, take the second exit onto Steynton Road (A4076) and continue for approximately half a mile. Turn right onto Marble Hall Road and continue ahead before taking the left turn onto Skomer Drive. Follow the road through the residential development, and number 45 will be found on the right-hand side. What 3 Words ///remix.winds.spun

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