

Approx Gross Internal Area  
72 sq m / 773 sq ft



**Ground Floor**  
Approx 39 sq m / 417 sq ft

**First Floor**  
Approx 33 sq m / 357 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: Freehold  
These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas  
HEATING: Gas Central Heating  
COUNCIL TAX: Band B Pembrokeshire

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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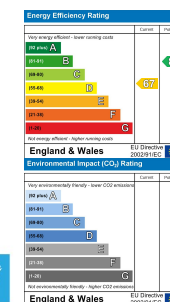


## 24 Precelly Place, Milford Haven, Pembrokeshire, SA73 2BL

- Semi Detached House
- Lounge
- Bathroom & En Suite
- Ideal first time buy or investment
- No Chain
- Three Bedrooms
- Kitchen & Utility Room
- Rear Garden
- Gas Central Heating & Double Glazing
- EPC: D

Asking Price £95,000

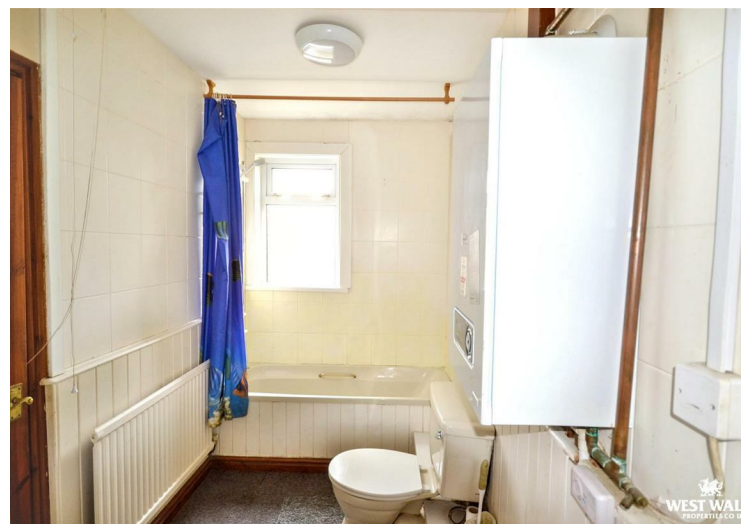
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**The Agent that goes the Extra Mile**





A fantastic opportunity to acquire an ideal first-time home or investment property with rental potential. Situated in the pleasant residential cul-de-sac of Precelly Place, the property enjoys a convenient location within easy reach of the local amenities in Milford Haven.

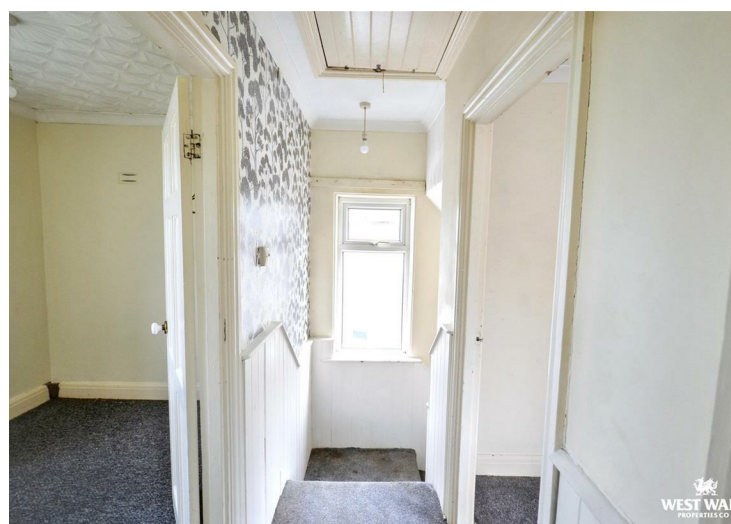
Set back from the road, the property is accessed via a gated, low-maintenance courtyard front garden. The accommodation briefly comprises an entrance hallway, a welcoming lounge. There is also a kitchen with fitted wall and base units, and a breakfast bar from here a door leads to a practical utility room, and a family bathroom fitted with a WC and wash hand basin.

Upstairs, there are three bedrooms, including a master bedroom with en-suite shower room, while rooms to the rear of the property enjoys pleasant views across the surrounding area.

Externally, the enclosed rear garden can be accessed from the utility room and via side access. Steps lead down to a lawned garden area, providing an ideal space for relaxing, entertaining, or for children to enjoy, with the added benefit of a useful storage shed.

Further benefits include gas central heating, double glazing, and no onward chain making this an excellent opportunity for First Time Buyers or Investors. Early viewing is highly recommended - please contact the Milford Haven office for further information or to arrange a viewing.

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.



### DIRECTIONS

From West Wales Properties at 89 Charles Street, Milford Haven, head south-west on Charles Street towards Hamilton Terrace. Continue straight for approximately 0.3 miles. At the roundabout, take the second exit onto Steynton Road (A4076). Continue along Steynton Road and take the turning for Precelly Place. Follow the road into the cul-de-sac where No. 24 will be located on your left-hand side. What3words [///sprinter.roof.arose](https://www.what3words.com/sprinter.roof.arose)

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