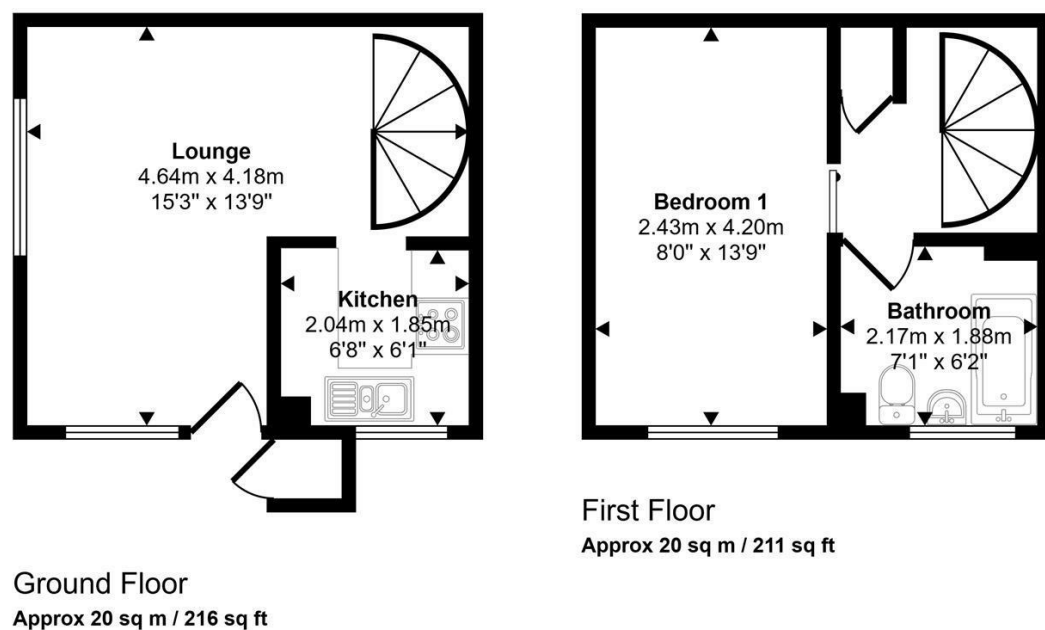


Approx Gross Internal Area
40 sq m / 427 sq ft



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.
TAX: Band A
HEATING: Gas
ref: AJW/CFH/06/26/ OKCFH

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

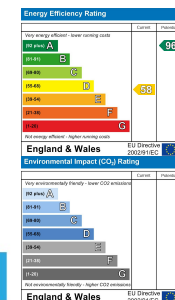


22 Monnow Close, Steynton, Milford Haven, Pembrokeshire, SA73 1JB

- Terrace House
- Lounge / Dining Room
- Allocated Parking Space
- GCH & Double Glazing
- No Onward Chain
- One Bedroom
- Low Maintenance Lawned Frontage
- Edge of Town Location
- Excellent FTB / Investment
- EPC Rating: D

Offers In Excess Of £110,000

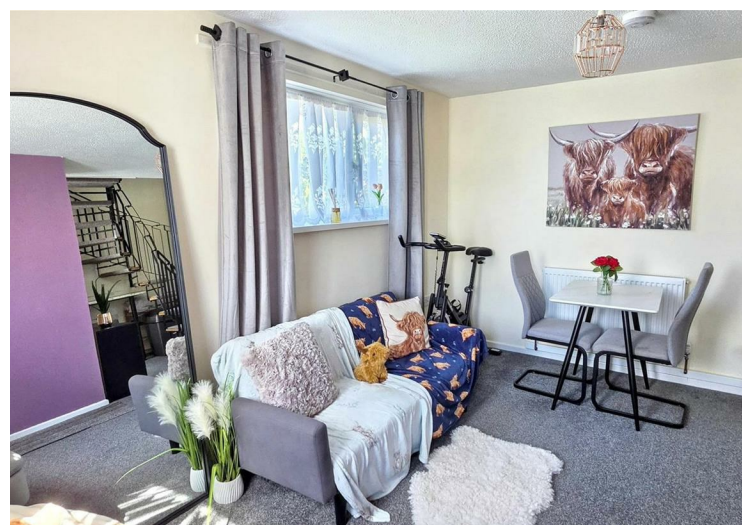
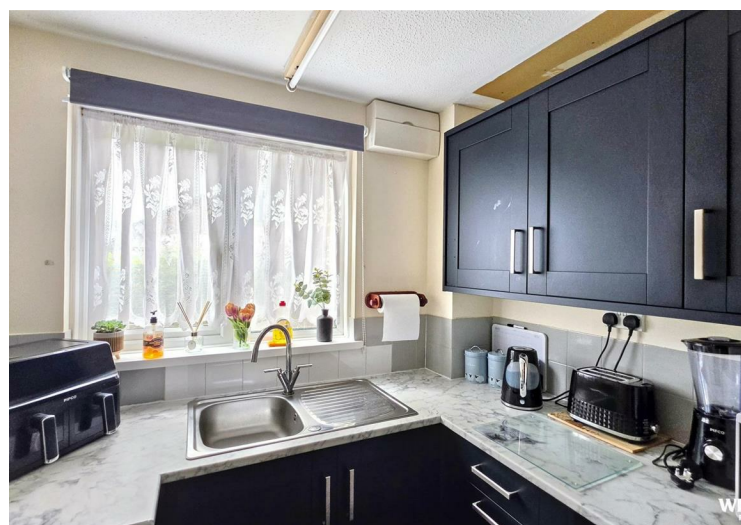
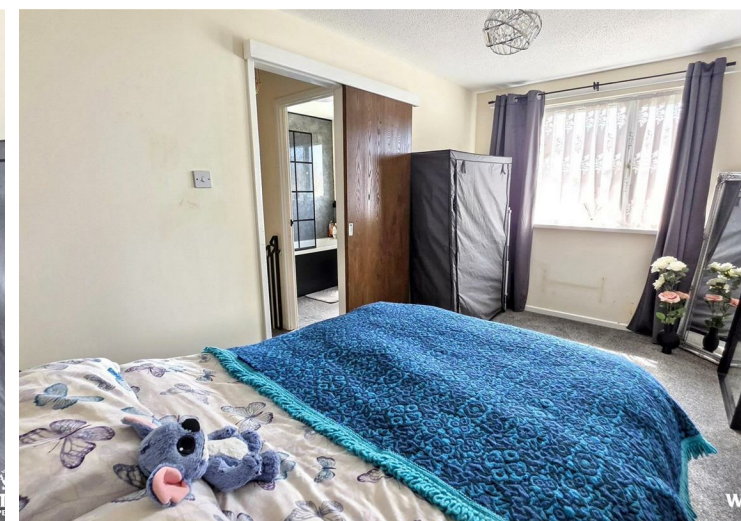
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The Agent that goes the Extra Mile



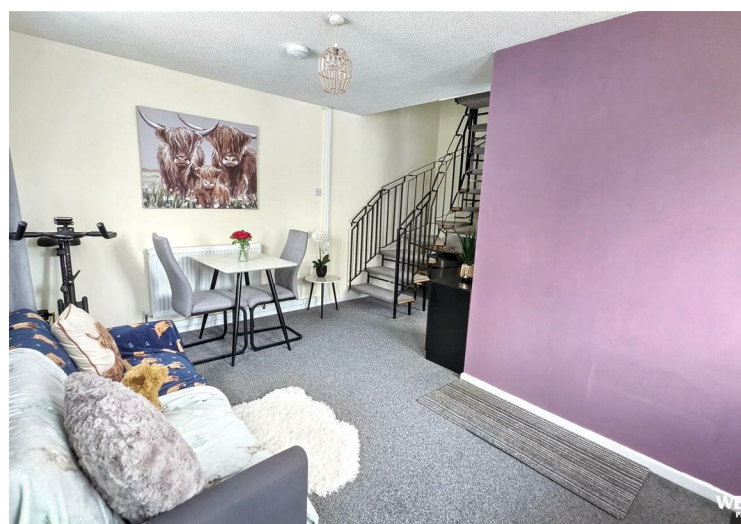


Situated on the outskirts of Milford Haven, this well-presented one-bedroom terrace home is offered to the market with no onward chain and allocated parking, creating an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance property.

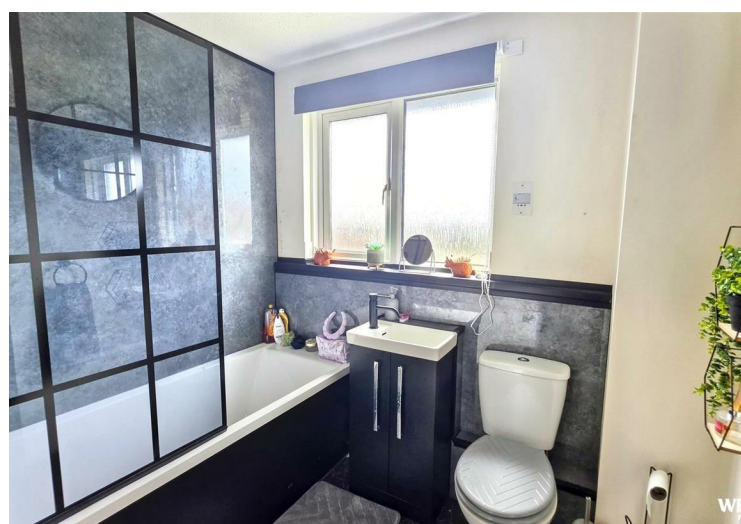
The accommodation begins with an entrance porch with storage cupboard, leading into an open-plan lounge / dining area with a spiral staircase rising to the first floor. The ground floor also includes a modern fitted kitchen with wall and base units, worktop surfaces and window to the front.

To the first floor, the property offers a double bedroom, landing with airing cupboard housing the gas-fired boiler, and a stylish bathroom fitted with a bath and shower over, wash hand basin and WC. The property also benefits from gas central heating and double glazing throughout.

Externally, the home enjoys a corner position with lawned frontage and an allocated parking space. Positioned within reach of local amenities, schools, supermarkets and public transport links, this property provides a practical option in a convenient Milford Haven location.



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. 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 the Milford Haven Office head out of town along Great North Road in the direction of Haverfordwest on the Steynton Road. Turn right onto Neyland Road at the traffic lights. Take the second right onto Derwent Avenue, followed by the first left onto Monnow Close. The property will be found on the right hand side at the top of the cul de sac. What3 Words: ///skirting.against.scrap

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