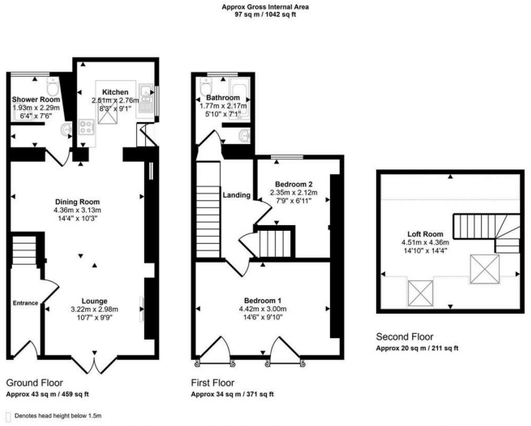




VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage.
HEATING: Oil
TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally

IRK/ESL/12/25/DRAFT

FACEBOOK & TWITTER
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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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
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www.westwalesproperties.co.uk



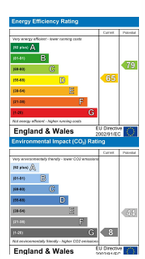






Fairview Burton, Milford Haven, Pembrokeshire, SA73 1NX

- Semi Detached House
- Bathroom And Downstairs Shower Room
- No Onward Chain
- Views Of The Estuary
- Oil Central Heating
- Two Bedrooms Plus Loft Room
- Open Plan Lounge/Diner
- French Doors To Front
- Tiered Garden To Rear
- EPC Rating: D



Offers In Excess Of £250,000

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The Agent that goes the Extra Mile





















Welcome to Fairview. This semi detached house is located in the sought after village of Burton, enjoying an elevated position overlooking the Cleddau estuary. This property has been significantly updated by the current vendors and is offered for sale with the further benefit of having no onward chain!

The layout of the property briefly comprises of an entrance hall with stairs to the first floor and a door leading through to the open plan lounge/diner, which has French doors leading to the seating area at the front. The lounge/diner leads through to a downstairs shower room with handy utility area, and a modern fitted kitchen with fitted appliances, skylight, and door to the rear garden. On the first floor a landing gives access to two bedrooms and a family bathroom, with a further staircase leading up to a converted loft room, offering excellent office/storage space. The Velux windows in the loft room give a fantastic view up the haven and of the Cleddau bridge. The property is served by oil fired central heating and double glazing.

Externally, the property is located on a single track slip road, set back from the road through the village. There is parking to the front for one car on the driveway, and another allocated parking space opposite the property. To the front is a gravel seating area in front of the French doors in the lounge. A side door leads to the oil tank and the rear garden where there is a substantial tiered garden allowing water views from every aspect.

Viewing is highly recommended!

There are a range of amenities in and around the village has Burton, including a country house hotel and The Jolly Sailor public house/restaurant. The village of Burton is located some 8 miles south of the County Town of Haverfordwest and 7 miles to Milford Haven, a short distance to Neyland Marina and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire.







DIRECTIONS

DIRECTIONS: From our Milford Haven office follow the main Haverfordwest road and on reaching the Horse and Jockey public house turn right and follow the signs for Pembroke, on reaching the Cleddau Bridge turn left towards Burton and follow the road down to the junction, turn left here and then take the slip road on the left, where the property will be found on the right hand side. What3words: ///wimp.boils.position

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