Approx Gross Internal Area
198 sq m / 2129 sq ft



Ground Floor
Approx 102 sq m / 1098 sq ft

First Floor
Approx 96 sq m / 1031 sq ft

Denotes head height below 1.5m

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
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 D Pembrokeshire County Council

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

AJW/CFH/07/26/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

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EMAIL: milford@westwalesproperties.co.uk
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01646 698585
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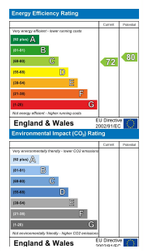






12 Woodlands Crescent, Milford Haven, SA73 1BZ

- Detached Family Home
- Master Bedroom With En-Suite
- Kitchen, Utility Room & WC
- Garden & Double Garage
- Convenient Location
- Four Bedrooms
- Lounge
- Separate Dining Room
- Double Glazing & Gas Central Heating
- EPC: C

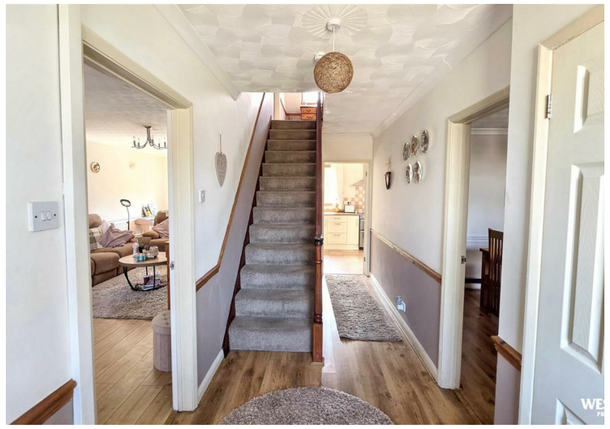


Price £300,000

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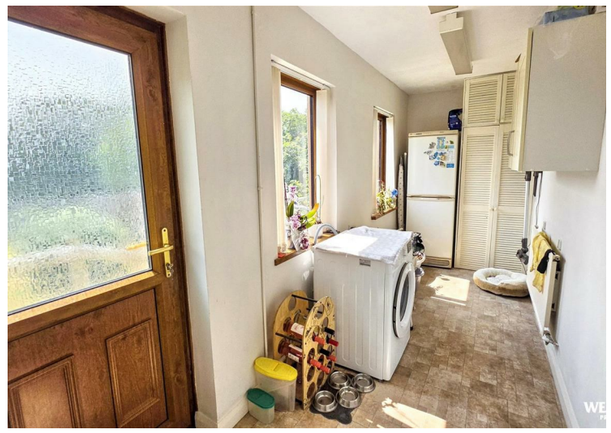
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The Agent that goes the Extra Mile





















Located in the popular residential area of Woodlands Crescent, this detached four-bedroom family home offers flexible accommodation, an integral double garage, driveway parking and an enclosed rear garden, making it an excellent choice for growing families or those looking for additional living space.

The property is entered via a welcoming hallway with a convenient cloakroom / WC. The lounge is positioned to the rear of the property and features a fireplace together with French doors opening onto the garden, creating a comfortable space to relax or entertain. A separate dining room provides the perfect setting for family meals and special occasions, while also offering flexibility as an additional reception room if required. The kitchen is fitted with a range of wall and base units, providing plenty of storage and workspace, and is complemented by a useful utility room with access to both the garden and the integral double garage.

The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a family bathroom. One of the bedrooms offers particularly versatile accommodation and could also be used as a home office, hobbies room or additional sitting area to suit individual requirements.

Outside, the property enjoys driveway parking leading to the integral double garage. The enclosed rear garden has been thoughtfully landscaped with lawn, patio seating areas and mature trees and shrubs, providing an ideal space for outdoor dining, entertaining or simply enjoying the surroundings. Benefitting from gas central heating and double glazing throughout, this well-maintained home combines practical family living with flexible accommodation in a convenient location close to Milford Haven's schools, shops, marina and everyday amenities. Early viewing is highly recommended to appreciate everything this home has to offer.







DIRECTIONS

From our Milford Haven office on Charles Street, turn left and continue along Charles Street towards the town centre. At the roundabout, take the second exit onto Steynton Road (A4076). Continue along Steynton Road and, after a short distance, turn left into Woodland Drive. Follow Woodland Drive before taking the turning into Woodland Crescent. Continue into the cul-de-sac where Number 12 can be found on the right-hand side. What3words:///pipe.agent.puddings

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