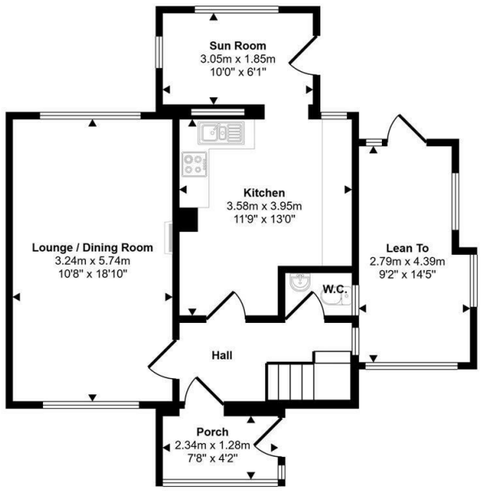
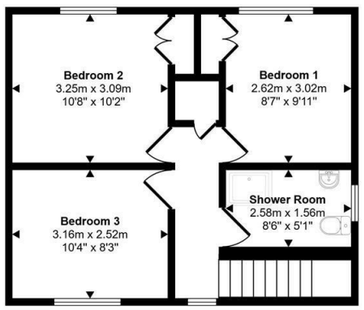
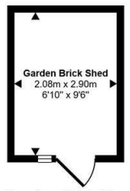
Approx Gross Internal Area
106 sq m / 1140 sq ft



Ground Floor
Approx 60 sq m / 642 sq ft



First Floor
Approx 40 sq m / 433 sq ft



Garden Brick Shed
Approx 6 sq m / 65 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
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water
HEATING: Electric
TAX: Band B Pembrokeshire County Council
We would respectfully ask you to call our office before you view this property internally or externally

AJW/CFH/08/26/DRAFT

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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.

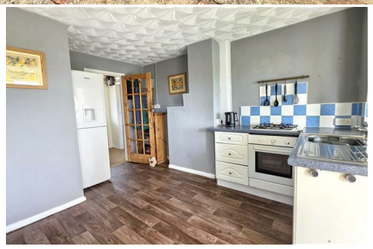
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

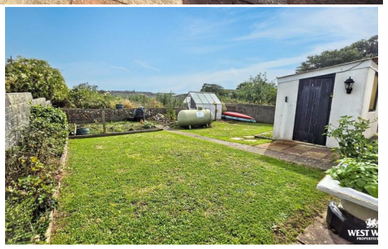
89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
TELEPHONE: 01646 698585

01646 698585
www.westwalesproperties.co.uk



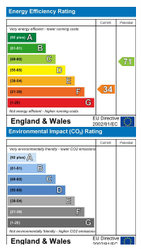






3 St Margarets Way, Herbrandston, Milford Haven, Pembrokeshire, SA73 3SL

- Semi Detached House
- Village Location
- Lounge / Dining Room
- Garden and Storage Sheds
- Local Restrictive Covenant Applies
- 3 Bedrooms
- Kitchen & Sun Room
- Shower Room / WC
- Off Road Parking
- EPC: F



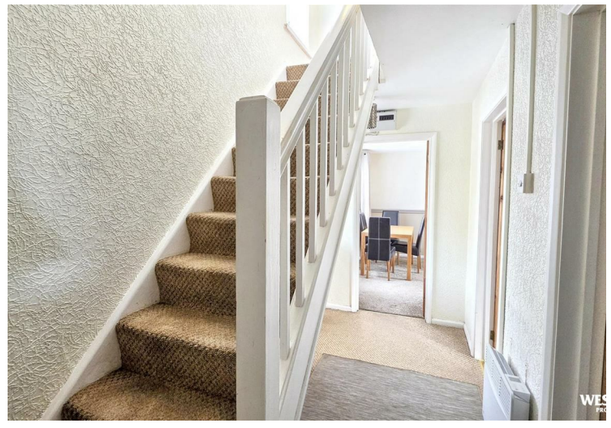
Offers In The Region Of £160,000

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

The Agent that goes the Extra Mile





















Situated in the coastal village of Herbrandston, 3 St. Margarets Way is a three-bedroom semi-detached home offering an opportunity for buyers seeking a property they can update and make their own. With a practical layout, an enclosed rear garden and views across the surrounding countryside, the property combines village living with the potential to create a home tailored to individual tastes.

The accommodation is entered through a glazed porch, leading into the hallway with stairs rising to the first floor. The lounge/dining room provides space for both seating and dining and features a fireplace. To the rear, the kitchen is fitted with a range of wall and base units, worktop space and an integrated oven and hob. A sun room, accessed from the kitchen, offers an additional seating area overlooking the rear garden, with a door providing access outside. A ground-floor WC completes the accommodation on this level.

The first floor comprises three bedrooms and a shower room fitted with a shower enclosure, wash hand basin and WC. Two of the bedrooms enjoy views across the rear garden and towards the surrounding countryside, while the third bedroom offers flexibility for use as a bedroom or home office. The property also benefits from double glazing and electric heating but does not have hot water as their is no boiler. The property is subject to a local restrictive covenant. Prospective purchasers should seek advice from their solicitor regarding the terms of the covenant and any eligibility.

Externally, the enclosed rear garden is a particular feature, with a paved patio area providing access to a lean-to storage shed. A pathway leads through the garden, which is predominantly laid to lawn, with established planting, vegetable beds and a detached storage shed. Herbrandston is a coastal village with access to Sandy Haven Beach and the Pembrokeshire Coast Path. The nearby town of Milford Haven provides a wider range of shops, schools, leisure facilities and amenities.







DIRECTIONS

From our West Wales Properties office in Charles Street, Milford Haven, proceed down the hill and turn right onto Hamilton Terrace. Continue along Hamilton Terrace, crossing the bridge and following the road through Hakin. Proceed out of the town, passing Milford Haven Golf Club on your left, and continue towards Herbrandston. On entering the village, follow the road towards St. Margarets Way, where Number 3 can be found on the left hand side.
What3words:///communal.falls.knowledge

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