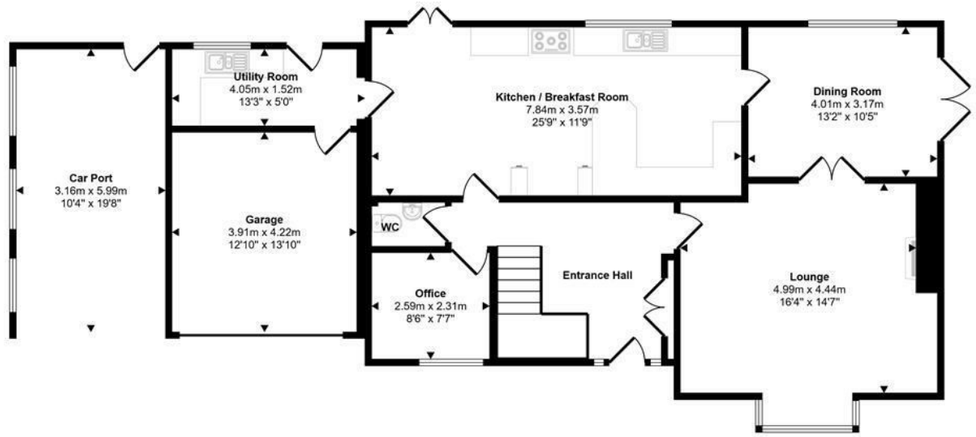
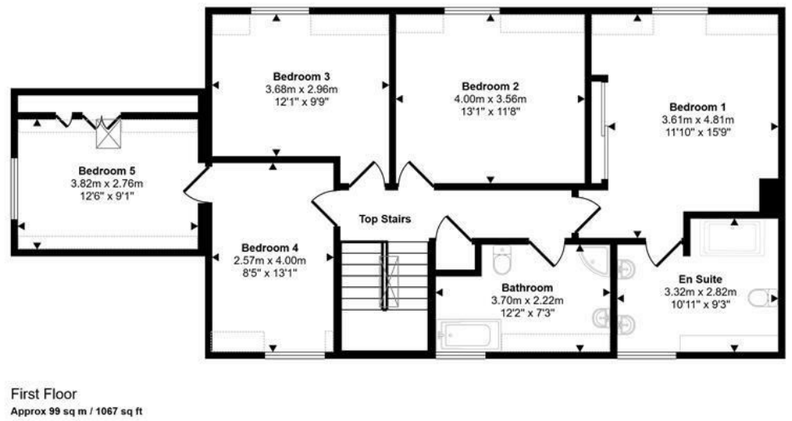
WEST WALES PROPERTIES .CO.UK

Celebrating 30 Years of Business

Approx Gross Internal Area
214 sq m / 2300 sq ft



Ground Floor
Approx 115 sq m / 1233 sq ft



First Floor
Approx 99 sq m / 1067 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.

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.

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

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SA73 2HA
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

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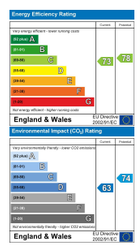






1 Exeter Road, The Grove, Steynton, Milford Haven, Pembrokeshire, SA73 1DW

- Substantial Detached Property
- Lounge & Dining Room
- Office & Utility Room
- Bedroom with En-Suite Bathroom
- Integral Garage & Car Port
- Five Bedroom
- Kitchen & Breakfast Room
- Family Bathroom & WC
- Generous Gardens
- EPC RATING: TBC



Offers In The Region Of £475,000

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

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The Property Ombudsman

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

The Agent that goes the Extra Mile

Celebrating 25 years in Business
1992 - 2017

We Say...

Situated within the established residential area of The Grove in Steynton, this substantial five-bedroom detached home offers extensive and versatile accommodation arranged over two floors. With multiple reception spaces, a home office, utility room, garage and car port, together with established gardens and outdoor seating areas, the property provides a well-balanced layout for family living.

The property is entered into a central entrance hall featuring an attractive staircase rising to the first floor. From here, the accommodation flows into the main living areas. The lounge provides a comfortable reception space with a feature fireplace and double doors leading through to the separate dining room. The dining room has direct access to the rear garden, providing a natural connection between the indoor and outdoor spaces.

A particular feature of the ground floor is the kitchen/breakfast room, fitted with an extensive range of wall and base units, work surfaces and a central breakfast bar. The kitchen leads through to a useful utility room, with access to both the rear garden and the adjoining garage. A separate office provides a dedicated space for home working or study, while a ground-floor WC completes the main accommodation on this level.

The first floor provides five well-proportioned bedrooms giving considerable flexibility for family and guest accommodation. The bedrooms are dormer-style design adding character, bedroom one benefits from its own en-suite bathroom, while the remaining bedrooms are served by the family bathroom.

Externally, the property is complemented by established gardens to the front and rear. The front is approached through gated access, with lawn, mature hedging and planted borders surrounding the property. To the rear is an extensive lawned garden with mature trees, shrubs and planting, together with paved patio areas. Further practical features include an integral garage and adjoining car port, providing useful parking and storage.







DIRECTIONS

From our West Wales Properties office on Charles Street, Milford Haven, proceed along Charles Street and follow the road out of the town continue towards Steynton. Take the second right turn into The Grove and follow the road along towards Exeter Road and the property can be found in front of you, identified by our West Wales Properties For Sale board. What3words///grower.surround.reflected

GENERAL INFORMATION

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, Mains Gas
HEATING: Gas
TAX: Band F

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

CFH/AJW/09/26/OK/CFH

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LOCATION AERIAL VIEW







