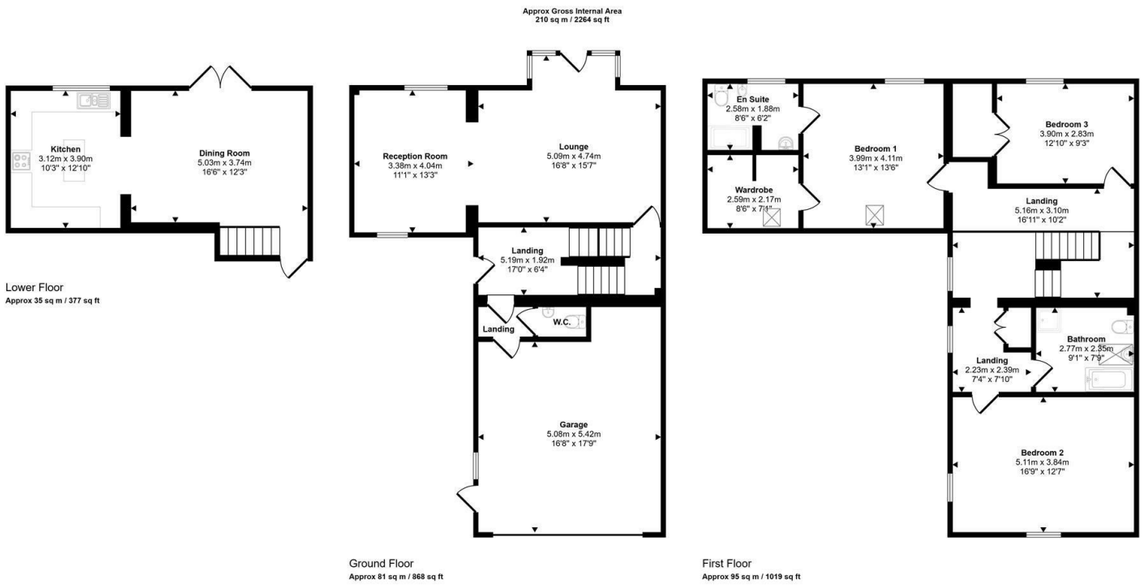


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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.

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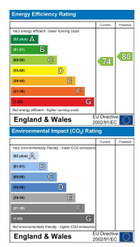






Florentine House Pier Road, Milford Haven, Pembrokeshire, SA73 3BA

- Link Detached House
- Tri-Storey Layout
- Tiered Garden To Rear With Balcony
- Located On A No Through Road
- Gas Central Heating
- Three Double Bedrooms
- Waterside Property
- Integral Double Garage
- Master Bedroom With En-Suite And Dressing Room
- EPC Rating: C



Offers Over £475,000

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Description

Welcome to Florentine House, an impressive link-detached, three-storey residence set in a waterside position at the end of a no-through road, offering the rare advantage of minimal passing traffic. This exceptional property presents an ideal family home for those seeking to enjoy the ever-changing scenery of the Milford Haven Waterway.

The accommodation is thoughtfully arranged and begins with an inviting entrance hall, complete with a cloakroom and access to the integral double garage. Steps lead down to the lower ground floor, where the dining room and kitchen are situated. Here, French doors open onto the garden, while the kitchen enjoys delightful direct water views.

On the first floor, an open-plan living room features a bay window and French doors that open onto a balcony, creating a wonderful space to relax and take in the surroundings. A split-level landing leads to the principal bedroom, which benefits from a dressing room and en-suite shower room. Two further bedrooms and a well-appointed family bathroom, including a separate shower, complete the accommodation. The property is enhanced by gas central heating, double glazing, and captivating views from all rear-facing rooms.

Externally, the front of the property provides access to the integral garage and off-road parking, with additional on-street parking available nearby. To the rear, the low-maintenance, tiered garden is attractively arranged with decorative stone, established shrubs, and bedding plants. A patio seating area sits directly outside the dining room, sheltered by the balcony above—an ideal spot for outdoor dining and relaxation.

This truly unique home offers a rare combination of space, setting, and scenery—early viewing is highly recommended.

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. Hakin and Hubberston are older, and situated to the west of the main town. 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 our office in Milford Haven, follow the road to the bottom of the hill and turn left onto Hamilton Terrace. Take the first right at the monument onto Slip Hill and right again on to Pier road. Follow the road down and around the corner where the property will be found a short way down on your right-hand side. What3Words: ///even.emblem.vies

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, Private Drainage
HEATING: Gas
TAX: Band E

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

SLS/ESL/04/26/OKSLS

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LOCATION AERIAL VIEW

