

NEW
INSTRUCTION



**60 Conway Drive,
Steynton, Milford Haven SA73 1JA**

£254,950

Spacious and Modern Family Home
Four Bedroom Detached House
Garage and Large Off Road Parking Area
Gas Centrally Heated and Double Glazed
Enclosed Rear Garden

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DESCRIPTION

We are pleased to present to the market this modern and spacious family home situated on the popular Conway Drive development. Tastefully decorated with a modern theme throughout means this property could quite literally be moved straight in to. The accommodation on offer in the form of four bedrooms, two receptions and three bathrooms lends itself wonderfully to any growing family. Viewing is highly recommended for this wonderful property, please contact the team in John Francis Milford to book your accompanied viewing.

ENTRANCE

Entered via part glazed front door to hallway, staircase leading to first floor landing, radiator, doors to:

CLOAKROOM

8'03 x 3'03 (2.51m x 0.99m)
Obscured double glazed window to fore, low level WC, wash hand basin, tiled flooring, radiator.

LIVING ROOM

19'06 x 12'11 (5.94m x 3.94m)
Double glazed window to fore, fireplace set on a black granite hearth with wooden surround, radiators, opening to:

DINING ROOM

13'07 x 11'07 (4.14m x 3.53m)

Room for dining table and chairs, radiator, double doors to:

CONSERVATORY

12'04 x 10'02 (3.76m x 3.10m)
Patio doors opening out to rear garden, double glazed windows to front and side aspects, self cleaning glass roof, tiled flooring, radiator.

KITCHEN

19'09 x 9'11 (6.02m x 3.02m)
Double glazed windows to front and side aspects, modern range of base and eye level kitchen units with worktops over incorporating 1 ½ bowl sink and drainer, Integrated 4 ring gas hob with extractor over, built in electric fan assisted oven and grill, integrated dishwasher and fridge freezer, tiled flooring, door to;

UTILITY

9'00 x 5'00 (2.74m x 1.52m)
Double glazed window to rear aspect, door leading to rear garden, worktop with incorporated sink and drainer, space and plumbing for washing machine, wall mounted Vaillant gas combination boiler, radiator. Door to garage,

FIRST FLOOR

LANDING

Feature double glazed window to front aspect, access to attic space, gallery style landing with doors to:

BEDROOM 1

12'03 x 10'06 (3.73m x 3.20m)
Double glazed window to fore, radiator, door to:

EN-SUITE 1

8'06 x 5'00 (2.59m x 1.52m)
Sunlight to side aspect, low level WC, wash hand basin, shower cubicle with mixer shower over, towel rail, extractor, tiled walls and flooring.

BEDROOM 2

11'07 x 9'11 (3.53m x 3.02m)
Double glazed window to fore, radiator, door to:

EN-SUITE 2

6'00 x 5'02 (1.83m x 1.57m)
Sunlight to side aspect, low level WC, wash hand basin, shower cubicle with mixer shower over, towel rail, extractor, tiled walls and flooring.

BEDROOM 3

11'08 x 11'06 (3.56m x 3.51m)
Double glazed window to rear aspect, radiator.

BEDROOM 4

16'00 x 9'02 (4.88m x 2.79m)
Double glazed window to front and side aspects, radiator.

FAMILY BATHROOM

7'11 x 7'08 (2.41m x 2.34m)
Sunlight to side aspect, low level WC, wash handbasin, bath, towel rail, tiled walls and flooring.

GARAGE

17'03 x 8'06 (5.26m x 2.59m)

Obscured double glazed window to side aspect, roller shutter garage door, door to utility room.

EXTERNALLY

The property benefits from off road parking for 4/5 vehicles. To the side of the property is gated access to the inclosed rear garden. The garden to the rear is laid to lawn with a patio area, a wonderful position with views of the fields beyond.

SERVICES

We have been advised that mains services are connected.

COUNCIL TAX BAND -

E

Pembrokeshire County Council Tax Band - E (2017/2018 £1379)

BROADBAND

Super fast broadband is available as highlighted by-
[https://](https://www.productsandservices.bt.com/products/speed-checker/)

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VIEWING

By appointment with the selling Agents on 01646 690096 or e-mail milford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

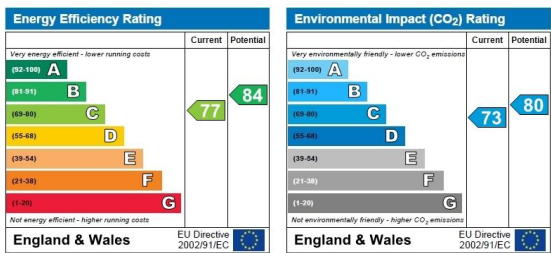
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Office, turn left into Hamilton Terrace and continue along the Great North Road through Milford into Steynton. When reaching the Horse & Jockey Crossroads, turn right signposted Neyland and continue for approximately 100 yards and then take the right-hand turning signposted Derwent Avenue. Continue straight along this road until you reach the junction at the end of the road. Turn right and the property is located on the left hand side.

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**John.
Francis**