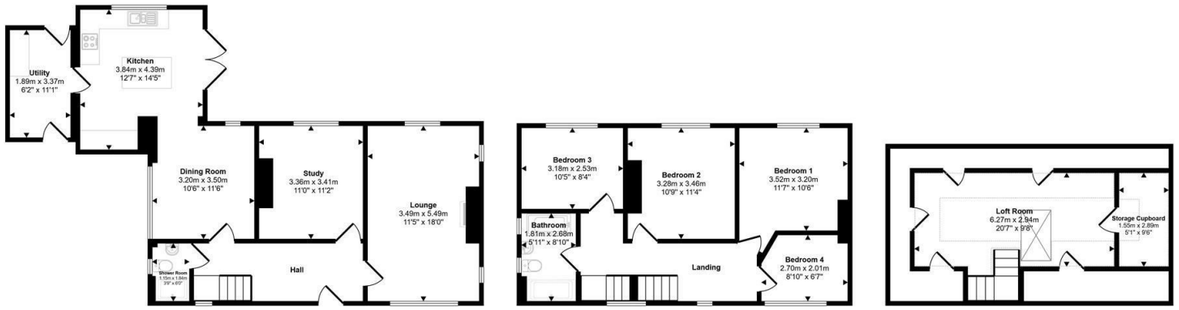
Approx Gross Internal Area
176 sq m / 1899 sq ft



Ground Floor
Approx 80 sq m / 856 sq ft

First Floor
Approx 55 sq m / 595 sq ft

Second Floor
Approx 42 sq m / 447 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 Electric, Mains Water, Mains Drainage, Mains Gas, Sola Panels.
HEATING: Gas
TAX: Band D
We would respectfully ask you to call our office before you view this property internally or externally

AJW/CFH/07/26/OK

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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.

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



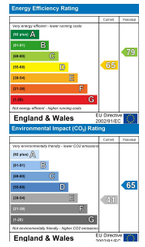






Rooks Drift, 1 Castle Hall Road, Blackbridge, Milford Haven, Pembrokeshire, SA73 1DJ

- Detached Family House
- Four Bedrooms & Loft Room
- Three Reception Rooms
- Approx. 0.36 Plot
- Double Glazing & Gas Central Heating
- Edge of Town Location
- Kitchen & Dining Room
- Impressive Garden with Woodland
- Driveway & Allocated Parking
- EPC Rating: D



Price £340,000

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The Agent that goes the Extra Mile













Occupying approximately 0.36 acre plot Rooks Drift is a detached four bedroom family home situated in the sought-after area of Blackbridge, nestled alongside woodland and the Pill Estuary on the outskirts of Milford Haven. Offering generous gardens, versatile living accommodation and ample off-road parking, this property combines a peaceful setting with convenient access to local amenities.

The accommodation is entered via a welcoming hallway, providing access to the ground floor rooms. To the front of the property is the spacious sitting room, creating a comfortable living space. Adjacent is a separate study or playroom. Continuing through the hallway is the dining room, providing an ideal space for family meals and entertaining. The kitchen is fitted with a range of wall and base units together with a central island offering additional preparation space and informal seating. French doors open directly onto the rear garden, allowing plenty of natural light. Completing the ground floor is a useful cloakroom / shower room.

The first-floor landing leads to four well-proportioned bedrooms, including a master bedroom overlooking the gardens. The family bathroom is fitted with a freestanding bath, separate shower enclosure, wash hand basin and W.C. A further staircase leads to a loft room on the second floor with a storage cupboard.

Externally, the property occupies a substantial plot extending to approx. 0.36 acres. To the front is driveway parking for approximately four vehicles, together with four allocated parking spaces situated directly in front of the property. The impressive rear garden is predominantly laid to lawn with mature trees, established shrubs and a woodland backdrop, creating a private outdoor space. Further benefits include gas central heating, double glazing and solar panels. Viewing is highly recommended to appreciate the spacious accommodation, generous gardens and unique location that Rooks Drift has to offer.















DIRECTIONS

DIRECTIONS: From our Milford Haven Office, continue down Charles St, turn left onto Dartmouth St, then left again onto Hamilton Terrace. Continue for approximately 0.8 miles on Great North Road, then turn right onto Combs road and follow, over the bridge then take your first immediate right. Follow the road and take the second left turn up the slip road, passing the entrance to the close, where the property will be last on your left, with allocated parking on your right, before the 'Private Lane' sign. What3words:///cocoons.mammoths.ready

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