

NEW
INSTRUCTION



16 Myrtle Meadows, Steynton, Milford Haven SA73 1GH

Offers in the region of £240,000

3 Bedroom Detached Bungalow
Garage & Driveway
Immaculately Presented Throughout
Prestigious Location

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) 100+	A		
(B) 91-95	B		
(C) 81-89	C	81	82
(D) 71-79	D		
(E) 61-69	E		
(F) 51-59	F		
(G) 1-50	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CP/WJ/39664/210819

DESCRIPTION

Located on the prestigious & sought after development of Myrtle Meadows, No.16 is a stunning example of a modern, spacious family home & has been kept in a "show home" like condition by the present owners. Built in 2011 the house is still under NHBC guarantee & was the sites show home for a small period. As such it was done to a far higher spec than other properties & that is noticeable when you step inside. Internally the house is very light & airy with a modern colour scheme running throughout, spacious rooms certainly add to the feeling of space & it really is a fantastic family sized home. Externally there is a single garage, off road parking, a nice sized side rear garden & patio area, ideal for entertaining. Please call for viewing arrangements on 01646 690096.

ENTRANCE HALLWAY

Property entered via part glazed door, laminate flooring, large airing cupboard, radiator, loft hatch, doors leading off too:

KITCHEN/DINER

25'03 x 14'09 (7.70m x 4.50m)

Double glazed windows to fore and rear, integral door into garage, wall mounted Worcester combination boiler, a range of wall mounted shaker style units and plate rack with a high gloss worksurface over, brick tiled effect splashback, integral wine rack, integral dishwasher, stainless steel double sink and drainer with mixer tap over, 5 ring gas Kenwood range with integral extractor fan over, radiator, laminate flooring.

LOUNGE

19'11 x 12'09 (6.07m x 3.89m)

Entered via double French door, double glazed windows to sides, double glazed patio doors to rear overlooking rear garden, wall mounted electric fire suite, radiator.

FAMILY BATHROOM

6'07 x 6'02 (2.01m x 1.88m)

Obscure double glazed window to fore, tiled walls, tiled floor, low level WC, vanity basin unit, bath with power shower and glass screen over, radiator, extractor fan, shaver point.

BEDROOM 1

12'05 x 11'01 (3.78m x 3.38m)

Double glazed window to fore, radiator, mirrored fitted wardrobe space, door leading into:

EN-SUITE SHOWER ROOM

ROOM

6'05 x 5'03 (1.96m x 1.60m)

Obscure double glazed window to side, part tiled walls, tiles to floor, shower enclosure with power shower, low level WC, vanity basin unit, radiator.

BEDROOM 2

12'02 x 6'06 (3.71m x 1.98m)

Double glazed window to rear overlooking rear garden, mirrored fitted wardrobe space, wood effect flooring, radiator.

BEDROOM 3

8'11 x 8'08 (2.72m x 2.64m)

Double glazed window to fore, radiator.

GARAGE

17'09 x 10'11 (5.41m x 3.33m)

Up and over door, obscure double glazed window and door to rear leading out to garden, power and

electricity connected, plumbing for washing machine, loft hatch with pull down ladder.

EXTERNALLY

There is off road parking, a nice sized side rear garden and patio area, ideal for entertaining. Storage SHED.

SERVICES

We are advised that mains services are connected to the property.

COUNCIL TAX BAND E

£1684.34

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 the John Francis Office in Milford Haven take the next left along side 'The factory shop'. At the junction turn left into Hamilton Terrace. continue along this road for approx 1mile passing the comprehensive school on your left. Take the next right hand turn into 'The Grove' continue along this road and into Myrtle Meadows and the property can be identified to the left by our John Francis sign.