



## 42 Westhill Avenue, Milford Haven

£330,000 Freehold

Spacious 5-bed detached bungalow with 2 bathrooms, 3 receptions, open-plan kitchen, large garden, deck, garage, workshop, and ample parking. Ideal for families and modern living.



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Situated on the popular Westhill estate on the outskirts of the town of Milford Haven.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Large private garden
- Elevated deck with bi-fold doors
- Spacious open plan kitchen dining area
- Large workshop
- Three contemporary bathrooms (walk-in shower and bath-tub)
- Private off-road parking
- Attached garage with electric roller door
- Multiple reception rooms with natural light

**Porch**

Large entrance porch

**Living Room**

19' 8" x 12' 9" (6.00m x 3.88m)

Open plan lounge with large window to front, electrically operated curtains

**Open-plan Kitchen/Dining/Breakfast Room**

19' 2" x 10' 2" (5.84m x 3.11m)

Large open-plan kitchen/dining room/breakfast room with large range of fitted base and wall units, large island, modern flooring, electric oven and induction hob. Bi-fold doors to rear sun-terrace.

**Dining Room**

12' 9" x 7' 10" (3.89m x 2.38m)

Dining room with bi-fold doors to rear sun-terrace

**Utility Room**

8' 7" x 7' 7" (2.61m x 2.30m)

Range of fitted units, sink. Door to garage.

**Bathroom**

9' 5" x 4' 2" (2.88m x 1.28m)

White suite, close-coupled wc, vanity sink unit, walk-in shower

**Bathroom**

11' 10" x 5' 1" (3.61m x 1.56m)

Modern bathroom from walk-in shower, close coupled wc, bath with mixer taps, vanity sink unit, modern tiled walls

**Bedroom 5**

12' 10" x 7' 6" (3.91m x 2.29m)

Window to side overlooking rear garden

**Bedroom 1**

9' 5" x 8' 5" (2.86m x 2.56m)

Window to front

**Bedroom 2**

12' 9" x 11' 1" (3.88m x 3.39m)

Window to front

**Bedroom 3**

13' 7" x 10' 10" (4.15m x 3.30m)

Bi-fold doors to rear

**Shower Room****Bedroom 4**

9' 7" x 9' 5" (2.92m x 2.86m)

Window overlooking rear garden

**Garage**

15' 9" x 8' 10" (4.81m x 2.68m)

Single garage with electric roller door.

**Outside**

Driveway top the front. Private enclosed rear garden with sun-deck

**Additional Information**

Services: All mains services connected Tenure: Freehold  
Local Authority: Pembrokeshire County Council Tax  
Band: E Viewing: Strictly by appointment with R K Lucas &  
Son Broadband: Super fast broadband available Mobile  
coverage: Available from a range of providers For an  
indication of speeds and supply of coverage we  
recommend visiting Ofcom checker.



Approximate total area<sup>(1)</sup>  
163.6 m<sup>2</sup>  
1761 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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