



**6 Sandhurst Road**

Milford Haven | Pembrokeshire | SA73 3JU

OIRO: £299,950 | Freehold | EPC: D



Introducing this stunning three-bedroom detached family home that radiates kerb appeal and is conveniently located just moments from the waterways of Milford Haven. This elegantly designed property showcases a blend of traditional and modern aesthetics, creating an inviting atmosphere that's perfect for family living.

This home boasts a traditional aesthetic from the outset, starting with an inviting storm porch that's ideal for storing boots and shoes. As you step through the stained glass front door, you're welcomed into an elegant entrance hallway with a striking staircase that amplifies the home's elegant character. The property includes a lounge, sitting room, and conservatory, all adorned with beautiful parquet and oak flooring. The stylish kitchen is equipped with a range cooker, Belfast sink, and solid oak worktops, reflecting quality and craftsmanship throughout. Upstairs, three sizeable bedrooms and a family bathroom with a roll-top bath and shower cater perfectly to family needs.

Externally, the front courtyard is meticulously laid with decorative stone and is adorned with a curated selection of shrubs, plants, and ornaments, creating a welcoming entrance. The rear of the home features a substantial patio area, a large lawn, and expansive views overlooking the estuary, offering a perfect backdrop for social gatherings.

Situated in the serene town of Milford Haven in picturesque Pembrokeshire, this residence is ideal for those seeking a peaceful life within a vibrant community. The area blends natural beauty with cultural opportunities, with Milford Marina close by offering a variety of dining and entertainment options. This setting is superb for those who value tranquil settings and are eager to explore the region's rich maritime history and scenic coastal paths, making it an ideal home for nature lovers and cultural enthusiasts alike.



### Entrance Hallway

Features a storm porch leading to a solid wooden front door with decorative stained glass, solid oak flooring, and a staircase with a runner leading to the first floor. Includes a radiator. Doors leading to reception rooms and kitchen.

### Lounge

**4.40m x 3.25m (14'5" x 10'8")**

Equipped with parquet flooring, a bay window facing the fore aspect, a log burner set upon a slate hearth with a red brick surround, a radiator, and French doors leading to the conservatory.

### Sitting / Dining Room

**4.40m x 3.00m (14'5" x 9'10")**

Solid oak flooring, a large window facing the fore aspect, an open fireplace with a tiled hearth and ornate feature surround, a radiator, and a door leading directly to the kitchen.

### Kitchen

**3.71m x 2.80m (12'2" x 9'2")**

Features tiled flooring, extensive tiled splash-backs, and a range of matching eye and base level units with solid worktops. Includes a range master cooker with extractor hood, integrated fridge-freezer and dishwasher, a Belfast sink, window overlooking the rear garden, and a radiator.

### Utility Area

Features tiled flooring, plumbing for a washing machine and dryer, a worcester boiler, and a uPVC door leading to the garden.

### WC

Features tiled flooring, a small, glazed window to the rear aspect, and a WC.

### Sun Room

**5.36m x 2.50m (17'7" x 8'2")**

Features parquet flooring, a transparent glass roof with expansive windows to the side and rear aspects. French doors open to the inviting patio area and garden, radiator included.

### Bedroom One

**3.65m x 3.00m (12'0" x 9'10")**

Carpeted, features a large window to the front aspect, a radiator, and ample space, classified as a double bedroom.

### Bedroom Two

**3.25m x 3.20m (10'8" x 10'6")**

Carpeted, includes a window to the front aspect, a radiator, and a traditional fireplace with tiled hearth and surround, classified as a double bedroom.

### Bedroom Three / Office

**2.80m x 2.09m (9'2" x 6'10")**

Carpeted, includes a window to the rear aspect, a radiator, and flexible space for office use.

### Bathroom

**2.55m x 1.79m (8'4" x 5'10")**

Features tiled walls and flooring, a corner shower with a rainfall head and glass screen, a roll-top bath with shower head attachment, WC, a sink with a mirror above, heated towel rail, glazed window to the rear aspect, and an extractor fan.

### External

The front courtyard is mainly laid with gravel, complemented by railings and a beautiful façade, featuring a storm porch ideal for boots. The rear garden is primarily laid to lawn with a stone wall surround and a patio area, perfect for entertaining. The property is west facing, offering beautiful sunset views.

### Directions

From the Horse and Jockey in Steynton, head south on the A4076 towards Thornton Road. Continue on this route for approximately 1.5 miles. Pass the church on your left hand side and proceed straight onto Sandhurst Road, the property can be found on the right hand side.

### Additional Information

We are advised that all mains services are connected.

### Council Tax Band

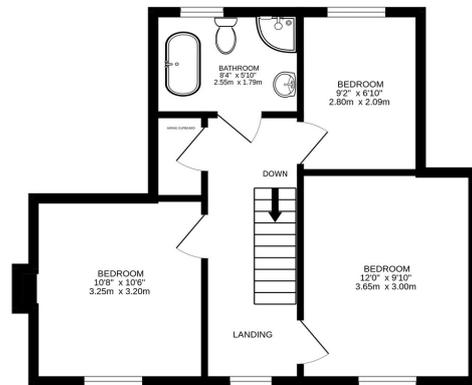
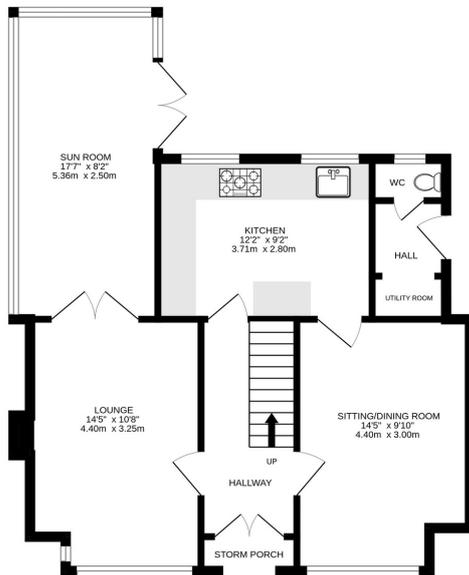
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GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		77
(39-54)	E	63	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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