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34 Elm Lane, Milford Haven, SA73 1BQ

A Well Presented 2 Bedroom First Floor Apartment Which Boasts Gas Central Heating, Good Sized Bedrooms And Parking Close By

EPC Rating - C

Price: £40,000 OIEO

Leasehold

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**** CHAIN FREE PROPERTY ****

34 Elm Lane is a well presented 2 Bedroom first floor flat. This property would make an ideal first time buyer property or an ideal but to let which is very low maintenance. It is situated on the outskirts of the Mount Estate with parking directly opposite the front door. Location is ideal for those looking for close proximity to the local schools, shops and bus stop for those looking for commuting back and forth to work.

The property boasts good sized rooms and also has gas central heating with radiators in all of the rooms and double glazed windows and doors. The Lounge is a lovely spacious room and so is the master bedroom. The bathroom comprises of a bath with overhead shower, wc and a sink. The second bedroom is also a lovely size and is currently being utilised as a second reception room / dining room.



The kitchen boasts good work surface space, integral oven, induction hob and cooker. There is fantastic storage in this property with 3 good sized built in storage cupboards. Externally to the front is a small courtyard garden with an external storage shed which will remain with the property.

For more information please contact us on 01646 698469 today!!

**Entrance Hallway
Lounge**

15'8" x 10'9" (4.78m x 3.28m)

Bedroom 1

13'4" x 9'7" (4.06m x 2.92m)

Family Bathroom

6'6" x 5'7" (1.98m x 1.7m)

Bedroom 2

8'2" x 12'4" (2.5m x 3.76m)

Kitchen

9'5" x 9'5" (2.87m x 2.87m)



Directions From our Milford Haven branch turn left onto Fulke Street and left again onto Hamilton Terrace. Follow the road directly ahead onto North Road and take the 6th exit right into the Mount Estate and take the next Left. Follow the road ahead and take the first right into a large carp park and the property is situated on the far left hand corner.

Services: Mains

**Local Authority:
Pembrokeshire County
Council**

Council Tax Band: TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive		69	75
England, Scotland & Wales			



Important Note We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate. © FBM Estate Agents Limited September 2010.