



## 12 Beaconsing Drive

Milford Haven, Pembrokeshire, SA73 1HF

OIEO: £240,000 | Freehold | EPC: B



Introducing this immaculate semi-detached three-bedroom home, located on the outskirts of Milford Haven in the sought-after village of Steynton. Completed in 2019, this property still benefits from NHBC certification, making it an excellent choice for first-time buyers or growing families.

Upon entry, the spacious hallway welcomes you with herringbone flooring that extends throughout the ground floor, and a cloakroom for added convenience. The lounge is tastefully designed with wall panelling and provides ample space for family living. The kitchen/diner serves as the heart of the home, featuring sleek, modern units and high-end integrated appliances. The dining area is perfect for entertaining, with french doors opening out to the patio and garden. Upstairs, the property offers three double bedrooms, each with integrated wardrobes for added convenience. The master bedroom includes a well-appointed en-suite shower room, while the contemporary family bathroom is designed to accommodate everyday needs.

Externally, the property boasts a private driveway with space for two vehicles and a neatly landscaped front lawn. Side access leads to the rear garden, which features a well-maintained patio and lawn, ideal for entertaining. The garden is enclosed with feather-edge fencing for privacy and includes space for a garden shed, enhancing practicality.

Located in the village of Steynton, just outside Milford Haven, the property offers easy access to local amenities, either by a short walk or a 5-minute drive. A daily bus service connects to the town, where larger shops, pharmacies, a doctor's surgery, and the picturesque Milford Haven Marina can be found. The Marina, with its boutique shops, cafés, restaurants, and bars, offers stunning harbour views, making it a perfect destination for both summer evenings and cosy winter dining.



### Entrance Hallway

Oak-effect herringbone laminate flooring extends through the hallway, leading to a staircase rising to the first floor. The under-stair storage cupboard provides practical space for essentials. Doors open to both the lounge and kitchen.

### Lounge

4.33m x 3.70m (14'2" x 12'2")

Featuring oak-effect herringbone laminate flooring and stylish wall panelling, this inviting lounge benefits from a front-facing window that allows plenty of natural light. TV and electrical points are conveniently placed for modern living.

### Cloakroom

2.05m x 0.95m (6'9" x 3'1")

Featuring tiled flooring, this cloakroom includes a WC and a sink with a vanity unit below and a mirror above. A glazed window to the side aspect provides natural light, complemented by an extractor fan for ventilation.

### Kitchen / Diner

6.88m x 3.56m (22'7" x 11'8")

The kitchen/diner boasts oak-effect herringbone laminate flooring, and a range of sleek matching eye and base-level units, complemented by worktops and splash backs. Integrated appliances include a fridge/freezer, dishwasher, and eye-level double oven. The space also features a double sink with drainer, an electric four-ring hob with an extractor hood, and a breakfast bar for casual dining. The area provides plumbing for a washing machine, and has a rear-facing window, a uPVC side door, and French doors leading to the garden and patio area, with ample space for a dining table. A TV point is also included.

### Bathroom

2.44m x 2.35m (8'0" x 7'9")

A well-appointed bathroom with tiled flooring and walls. It includes a panelled bath with an overhead shower and glass screen, WC, sink with vanity unit and mirror, and a heated towel rail. A built-in storage cupboard, a rear glazed window, and an extractor fan, complete the space.

### Master Bedroom

3.36m x 2.82m (11'0" x 9'3")

This double bedroom includes carpeted flooring, integrated wardrobes, and a window overlooking the rear aspect.

### En-Suite

2.35m x 1.08m (7'9" x 3'7")

Finished with tiled flooring and walls, the en-suite features a glass-enclosed shower, WC, and a sink with a vanity unit and mirror above. A heated towel rail, a glazed rear window, and an extractor fan complete the space.

### Bedroom

3.24m x 3.08m (10'8" x 10'1")

Double bedroom with carpeted flooring, integrated wardrobes for storage, and a front-facing window.

### Bedroom

3.24m x 2.85m (10'8" x 9'4")

Another double bedroom featuring carpeted flooring, built-in wardrobes, and a window to the front aspect.

### External

The property features a private driveway alongside the home, accommodating two vehicles, and a neatly landscaped front lawn with a storm porch. The rear garden provides a spacious patio area and a good-sized lawn, perfect for outdoor entertaining, and is enclosed by feather-edge fencing for privacy. A storage shed offers additional convenience.

### Directions

From Haverfordwest, follow the A4076 for approximately six miles. When approaching the Horse and Jockey, turn left at the traffic lights onto Neyland Road. Turn right onto Beaconsing Drive. The property can be found on the right hand side.

### Additional Information

We are advised that all mains services are connected.

### Council Tax Band

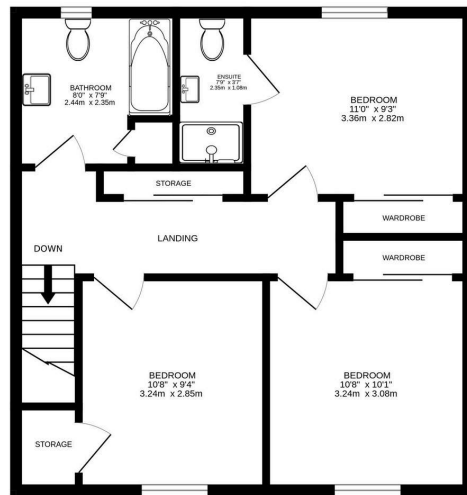
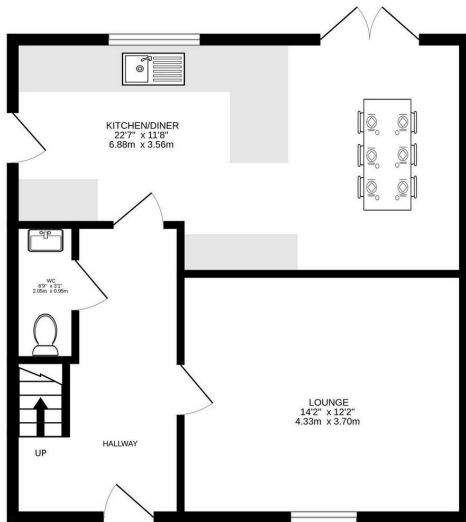
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GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR  
538 sq.ft. (50.0 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	85	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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