



1 Gateholm Avenue
Milford Haven SA73 2RL
OIRO: £325,000 | Freehold | EPC: D



An exceptionally spacious and well-proportioned residence, this home offers versatile living within a thoughtfully designed layout, combining generous accommodation with excellent potential for personalisation.

The entrance features a characterful wooden & glazed door, opening into a wide hallway with wood flooring and practical integrated storage, including an airing cupboard and access to the heating and ventilation system. At the heart of the home, the expansive sitting and dining room, with oak-effect flooring, a marble fireplace with decorative surround, and bespoke cabinetry. Large front-facing windows fill the space with natural light, while an adjoining sunroom with UPVC glazing and a glass roof provides a tranquil spot to enjoy garden views and access the patio.

The kitchen, though well-equipped with wooden units, tiled splashbacks, and integrated appliances, offers clear scope for modernisation. A rear window and glazed door ensure the space is light and connected to the garden. Three generous double bedrooms each benefit from built-in storage, with the master offering impressive proportions, garden views, and a luxurious en-suite complete with Jacuzzi bath, separate shower, bidet, and tiled finishes. A family bathroom and additional shower room add further convenience.

Externally, the home is surrounded by a landscaped front garden with mature planting, a wraparound path, and a patio area ideal for outdoor living. A generous driveway leads to an attached garage with power, lighting, and storage, suitable for use as a workshop or utility area.

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

Entered via a covered porch with a wooden and glazed door the generous hallway is laid with wood flooring. It provides access to all main rooms, including receptions, bedrooms, and bathrooms. Integrated storage includes an airing cupboard and housing for the heating and ventilation system.

Sitting Room / Dining Room

10.20m x 5.32m (33'6" x 17'5")

A substantial dual-purpose living area with oak-effect laminate flooring. The sitting area features a marble fireplace with decorative surround and fitted cabinetry. Two large front-facing windows provide abundant natural light. The dining section at the rear accommodates a large table and further seating. Wall lighting adds ambience, with access to the kitchen and sunroom.

Sun Room

4.60m x 2.42m (15'1" x 7'11")

Bright and airy with tiled flooring and UPVC glazing to three sides, offering views of the front, side, and rear gardens. French doors open to a path linking the front garden and rear patio. A glass roof enhances the natural light, and there's space for seating.

Kitchen

4.12m x 3.13m (13'6" x 10'3")

Vinyl flooring underfoot, fitted with wooden base and wall units, worktops, and tiled splashbacks. Includes breakfast bar, oven with four-ring gas hob and extractor, integrated microwave, and space for an American-style fridge. A sink with mixer tap overlooks the rear, with a glazed door to the garden. A cupboard houses shelving and the solar panel isolator and meter.

Bedroom One

2.98m x 2.52m (9'9" x 8'3")

Double bedroom with carpet, built-in wardrobe, and space for drawers. Window to front aspect.

Bathroom

2.47m x 1.17m (8'1" x 5'7")

Vinyl flooring, WC, sink with mirror, and panelled bath. Rear-facing window.

Shower Room

Tiled floor and walls, WC, sink with mirror, and standing shower with glass screen. Window to rear.

Bedroom Two

3.87m x 3.13m (12'9" x 10'3")

Double bedroom with carpet, built-in wardrobes, and space for drawers. Rear-facing window.

Bedroom Three

6.80m x 4.09m (22'4" x 13'5")

Expansive master bedroom with carpet, space for dressing table and seating. Wall lighting and two large front-facing windows with garden views. Electric storage heater. Ensuite access.

En-Suite

3.87m x 2.93m (12'8" x 9'7")

Fully tiled with WC, bidet, standalone shower, Jacuzzi bath, sink with mirror, heated towel rail, and space for vanity unit. Rear-facing window.

Garage

6.20m x 3.57m (20'4" x 11'9")

Up-and-over door, electricity and lighting connected. Used as utility space, suitable for vehicle storage or workshop use. Fitted storage cupboards at eye level.

Externals

Attractively landscaped gardens wrap around the property, with lawn and patio areas to the front. Mature trees and shrubs provide privacy. Driveway parking for multiple vehicles.

Additional Information

The property benefits from a Lennox forced-air heating system, delivering warm air through floor vents and maintaining balanced airflow via ceiling returns. Solar panels to the front elevation support energy efficiency.

Council Tax Band

E (£2019.97)

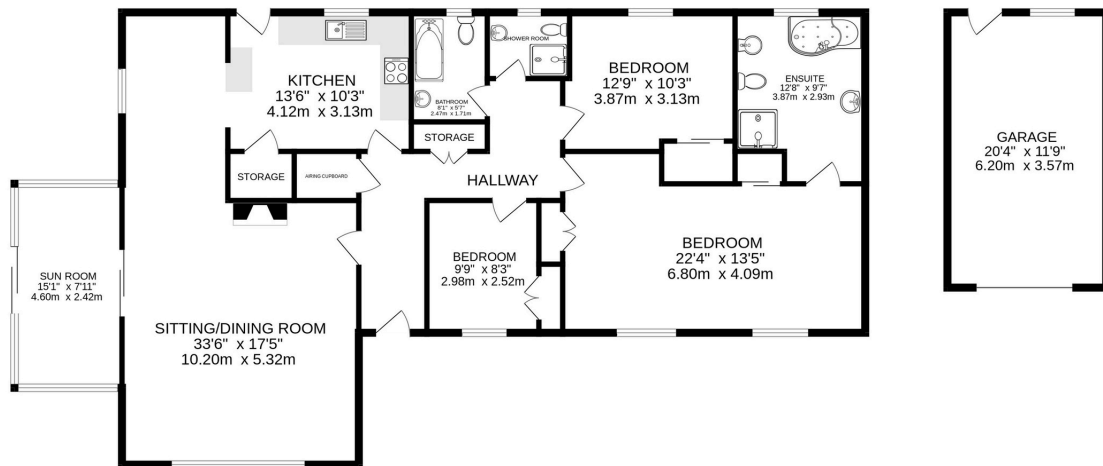
What3Words

curbed.norms.unsightly





GROUND FLOOR 1821 sq.ft. (169.2 sq.m.) approx.



TOTAL FLOOR AREA : 1821 sq.ft. (169.2 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			
(80+)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D	65	70
(28-34)	E		
(21-27)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Standard 2002/91/EC	EU Standard 2002/91/EC

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