



1 Trinity Terrace

Burton, Milford Haven, SA73 1PA

OIRO: £229,950 | Freehold | EPC: E



Located in the sought-after coastal village of Burton, this two-bedroom end-of-terrace property offers private parking and elevated gardens with exceptional views over the Cleddau Estuary. Just moments from the popular Jolly Sailor, this home presents an excellent opportunity for those seeking a property in a prime village location.

The property is entered via a practical porchway, providing a useful space for storing coats and shoes. The spacious lounge/diner features an exposed stone wall, adding character, while offering ample room for both seating and dining. The well-appointed kitchen includes a range of matching base and eye-level units, an integrated oven, and space for a fridge freezer. A ground-floor shower room adds further convenience. Upstairs, two generously sized double bedrooms enjoy estuary views, with one benefiting from integrated wardrobe space.

Externally, the property features a private driveway accommodating two vehicles, with a small lawn enclosed by a stone wall. To the rear, a shared pathway runs behind Trinity Terrace, with a right of way for each resident. The elevated garden, primarily laid to lawn, offers scope for landscaping, with steps leading up to a levelled area housing a large storage shed and greenhouse. The panoramic estuary views from this vantage point create an ideal setting for an outdoor entertaining space, enhancing this properties future potential.

Burton is a thriving community with amenities, including the well-regarded Jolly Sailor restaurant just a short walk away. Situated approximately eight miles south of Haverfordwest and seven miles from Milford Haven, the location provides easy access to Neyland Marina, the Cleddau Bridge, and the wider South Pembrokeshire area. The renowned Pembrokeshire coastline, with its stunning beaches at Marloes Sands, Broad Haven, and Freshwater East, is all within easy reach, making this an ideal home for those looking to enjoy both coastal and countryside living.



Entrance Porch

2.19m x 1.01m (7'2" x 3'4")

Accessed via a uPVC front entrance door, with tiled flooring and uPVC windows.

Lounge / Diner

7.55m x 3.89m (24'9" x 12'9")

A spacious living and dining area featuring carpet underfoot, an exposed stone wall with a feature fireplace and slate sill, and space for both seating and a large dining table. A staircase leads to the first floor, with windows to the fore aspect offering estuary views and two radiators providing warmth. An electric fireplace is currently installed.

Kitchen

3.86m x 2.04m (12'8" x 6'8")

Offering tiled floors and fitted with a range of matching eye and base-level units with worktops over, and tiled splash backs. Includes a Hotpoint oven with a four-ring electric stove and extractor hood above, space for a freestanding fridge/freezer and below counter washing machine, a sink with draining board, and a window to the rear aspect. The boiler is also housed within the kitchen, with a radiator providing warmth.

Bathroom

2.58m x 2.04m (8'6" x 6'8")

Tiled flooring and walls, fitted with a WC, sink, and a walk-in shower with a rainfall head and glass screen. Includes a heated towel rail, an integrated storage cupboard, a glazed window to the rear aspect and an extractor fan for further ventilation.

Bedroom One

3.95m x 3.02m (13'0" x 9'11")

A double bedroom with carpet underfoot, a radiator, and a window to the fore aspect offering estuary views.

Bedroom Two

4.43m x 3.02m (14'6" x 9'11")

A double bedroom with carpet underfoot, a built-in storage/wardrobe, a radiator, and a window to the fore aspect with estuary views.

Externally

A private driveway provides parking for two vehicles, with a small lawn and shrubs at the front. A shared pathway runs behind Trinity Terrace, offering a right of way for each owner. To the rear, an elevated garden requiring landscaping is mainly laid to lawn, accessed via rear steps, and enjoys estuary views. A large garden storage shed and greenhouse are also included.

Directions

From Haverfordwest, follow Pembroke Road towards Burton, continuing for approximately seven miles until you reach the village. Descend the hill, turning right at the junction next to the Jolly Sailor. The property is on the right hand side, marked by our "For Sale" board.

Additional Information

We are advised that all mains services are connected. Oil-fired central heating.

Council Tax Band

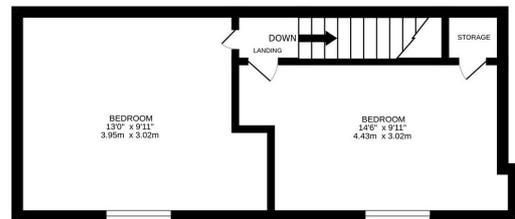
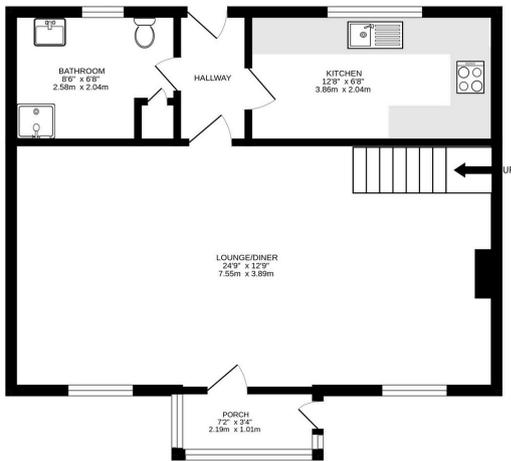
C (£1,342.86)





GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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+) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-64) | D | | |
| (39-54) | E | 50 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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