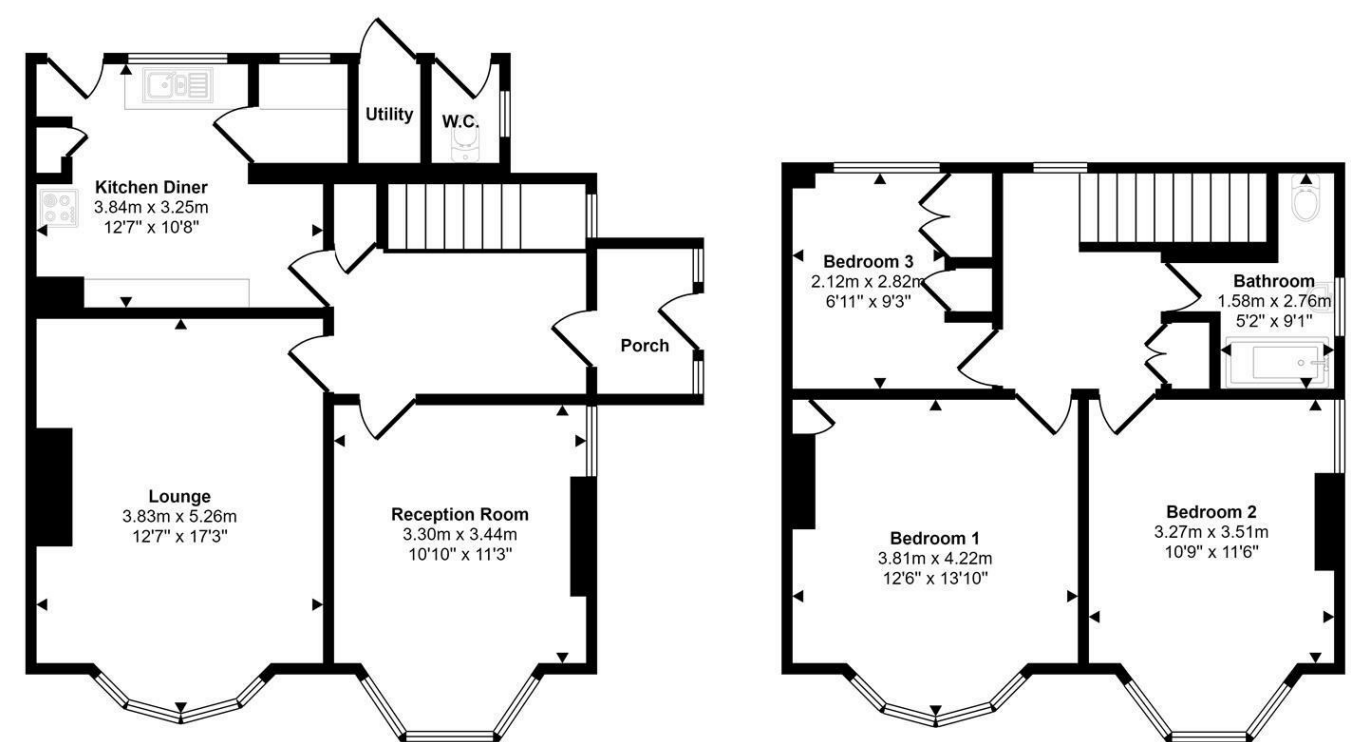


Approx Gross Internal Area
112 sq m / 1202 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'B'

/JDE/06/23/CPS/07/23 /okJETH
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
TELEPHONE: 01646 698585

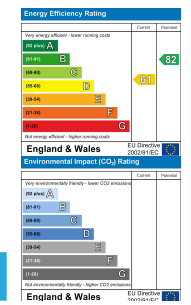


38 Hamilton Terrace, Milford Haven, Pembrokeshire, SA73 3JN

- Sea/Estuary Views
- Three Bedrooms
- Off Road Parking
- Front and Rear Gardens
- Ideal Family Home
- Character Features
- Garage
- Semi Detached
- Sought After Area
- EPC D

Offers In Excess Of £260,000

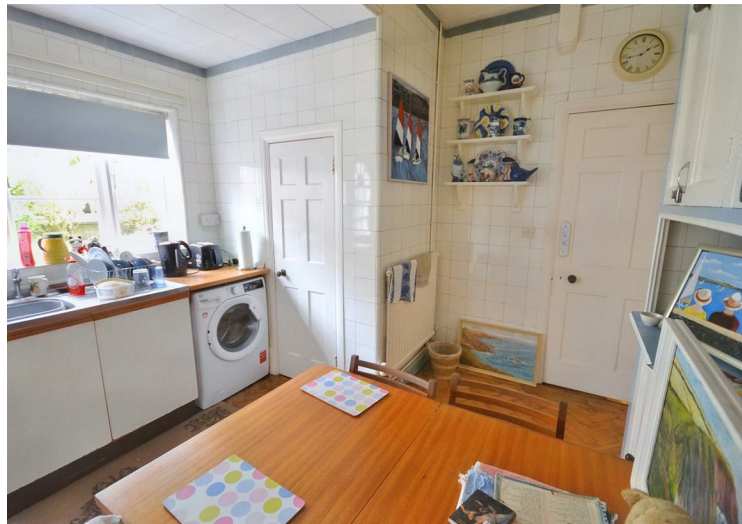
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The Agent that goes the Extra Mile





SEA VIEWS

This semi-detached house sits in an enviable position with superb views overlooking Milford Haven estuary. The property has a lot to offer, with original character features and stained glass windows, it would be an ideal family home.

The ground floor has a porch, entrance hall, two reception rooms, both with bay windows showcasing the estuary views and kitchen with pantry. With the added bonus of an external W.C and utility room. The feature staircase leads you to the first floor where there are three bedrooms, two being doubles with bay windows to allow you to fully appreciate the fabulous views and a family bathroom.

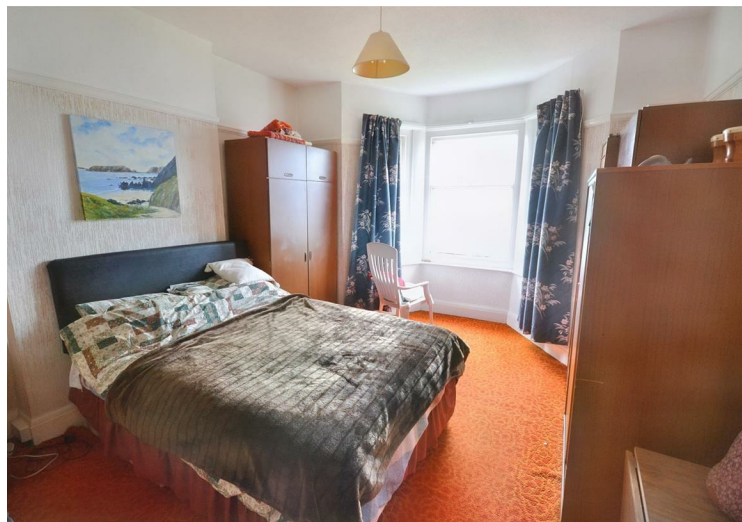
Externally, to the rear of the property is an easy to maintain tiered garden, with the top level offering an outbuilding, access to the garage and off road parking which can be accessed through the rear gate. To the front, the garden is mainly laid to lawn, with mature shrubbery and a seating area to allow you to soak up the view.



38 Hamilton Terrace should be viewed to appreciate everything it has to offer, with its uninterrupted views and character it is full of potential, it also benefits from gas central heating.

Milford Haven has the largest port in Wales and the third-largest port in the United Kingdom. It also has a popular Marina with accompanying Restaurant, Wine Bar, and boutique shops. The town itself has a historic late 18th and 19th centuries core based on a grid pattern, located between Hubberston Pill and Castle Pill and extending inland for 500 metres. Milford Haven's 20th-century expansion took in several other settlements. Hakin and Hubberston are older and situated to the west of the main town. The town also benefits from a variety of shops and supermarkets, leisure centre, primary and secondary schools, and the Torch Theatre and Cinema.

**GENERAL INFORMATION
FREEHOLD.**



DIRECTIONS

From our Milford Haven office take the first turning left down Fulke Street onto Hamilton Terrace and turn Left again where the property is situated a short distance on your left-hand side before reaching the memorial gardens. What3words baseline.juggled.pepper

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.