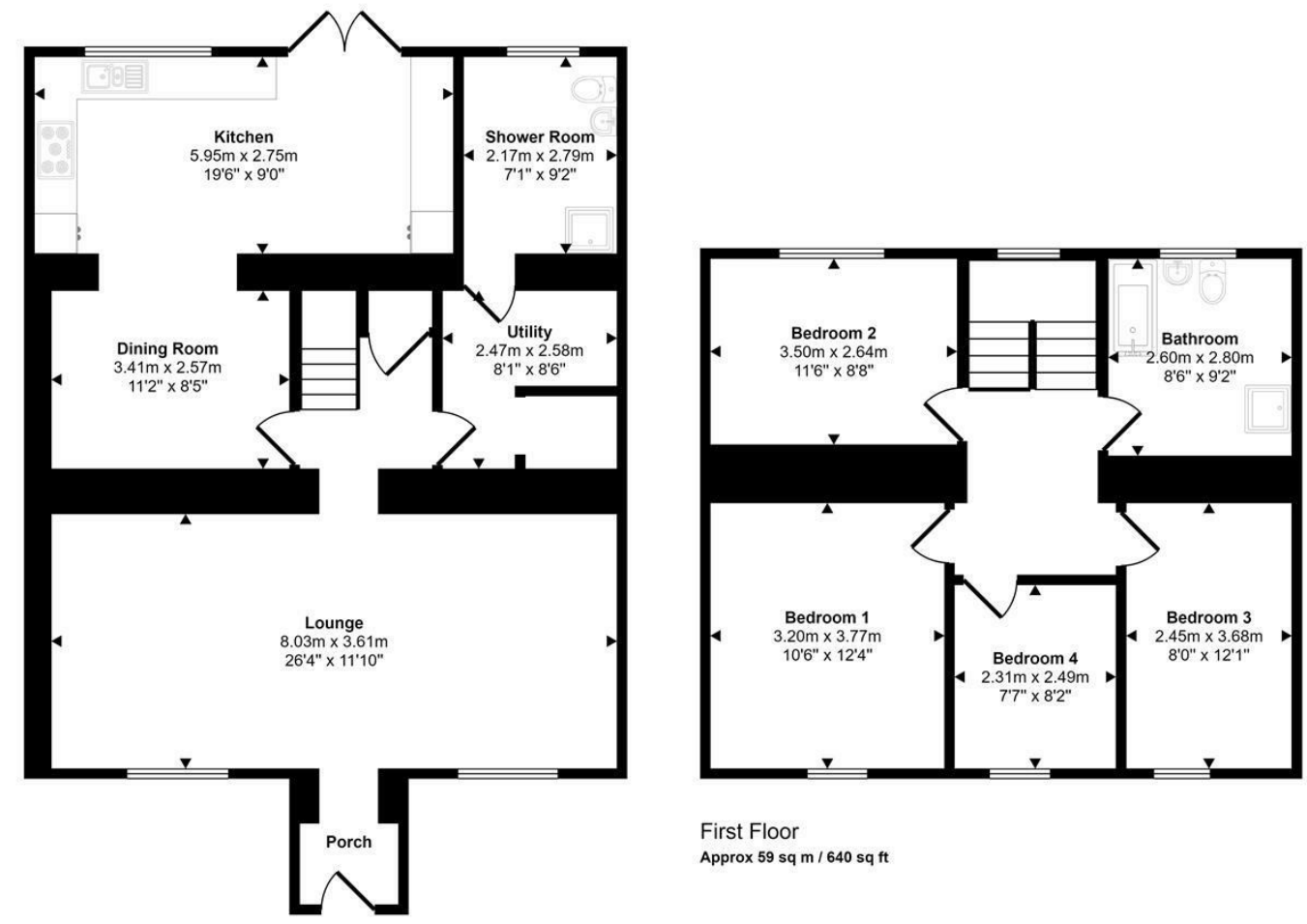


Approx Gross Internal Area  
146 sq m / 1566 sq ft



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: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Drainage, Mains Electric, Mains Water  
HEATING: Air source heat pumps  
TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally  
SSG/CPS/04/24/OK EIL

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

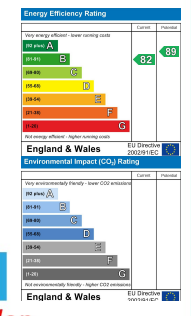


**7 Hazelbank, Llanstadwell, Milford Haven, Pembrokeshire, SA73 1EN**

- Four Bedroom House
- Estuary Views
- Separate Utility
- Terraced Garden to Rear
- Ideal Family Home
- Recently Renovated & Modernised
- Kitchen / Diner
- 2 Bathrooms
- Air Source Heat Pump
- EPC Rating: B

Offers In Excess Of £375,000

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

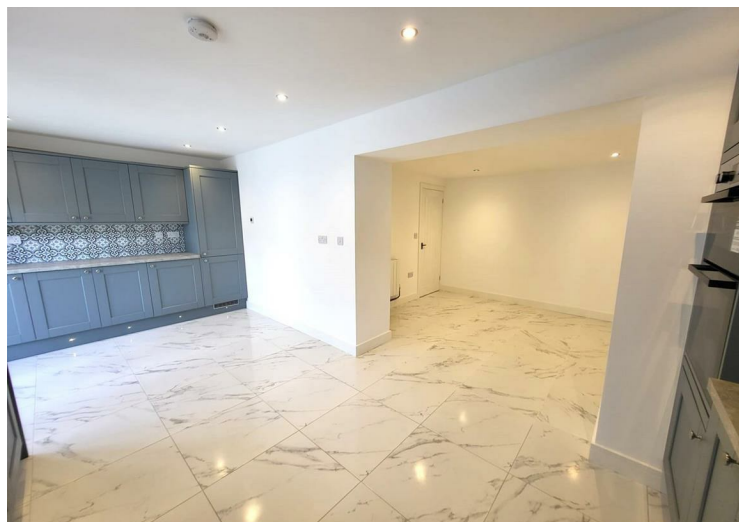


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**The Agent that goes the Extra Mile**







7 Hazelbank has been beautifully renovated and extended by the current owner in 2023. This four-bedroom semi-detached family home is situated in the highly sought-after waterside location of Llanstadwell, on a no-through road with estuary views from the front of the property.

The property comprises an entrance porch, lounge, L-shaped kitchen/diner, utility room, and shower room. The first floor is accessed via a double-turn, staircase with oak and glass balustrade and has four bedrooms and a further family bathroom. The property benefits from an Air Source Heat Pump and is ready for Solar Panels to be installed, should you wish.

Externally, the property has a courtyard garden to the front, and side access to the rear garden, with a patio seating area, with steps up to a raised terraced area laid to ornamental gravel. Access to the garden can also be granted via French doors from the kitchen/diner. (Further garden available at separate negotiation).

Viewing is highly recommended to appreciate the size and quality of finish this property has to offer.

The village of Llanstadwell is situated half a mile from the town of Neyland, which has local stores, primary schools, surgery, and the Marina. It is also 5 miles from the port town of Milford Haven, which has local primary and high schools, superstores, restaurants, and shopping.



### DIRECTIONS

Leaving the Milford Haven office, go straight down the hill to Hamilton terrace and turn left. Follow this road out of the town until you come to the traffic lights in Steynton with the Horse and Jockey pub opposite. Turn right and head for Neyland. Once at Honeyborough Roundabout take the fourth exit into Neyland. Head through the town for approximately half a mile and at the monument, turn right and go down Riverside Avenue. At the T junction at the bottom of the hill, turn right and follow this road until you see the turning on your left for Llanstadwell. Turn onto this road, over the bridge and continue for approx 0.5 miles, then turn right onto Hazelbank Hill. Take the first right hand turn onto Hazebank and the property is on your left. What3words thrashed.initial.bottom

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.