

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.
 Mains Electric, Mains Water, Mains Drainage, Mains Gas
 HEATING: Gas Central Heating
 TAX: Band B

We would respectfully ask you to call our office before you view this property internally or externally

MM/CPS/08/24/Draft

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

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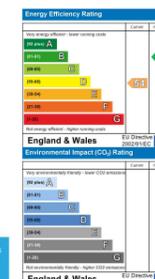


96 Picton Road, Hakin, Milford Haven, Pembrokeshire, SA73 3ES

- Semi Detached House
- Kitchen/diner
- On Road Parking
- Garden
- Gas Central Heating
- Four Bedrooms
- Ex Local Authority Property
- Ideal FTB/Family Home
- Double Glazing
- EPC Rating: E

Offers In The Region Of £140,000

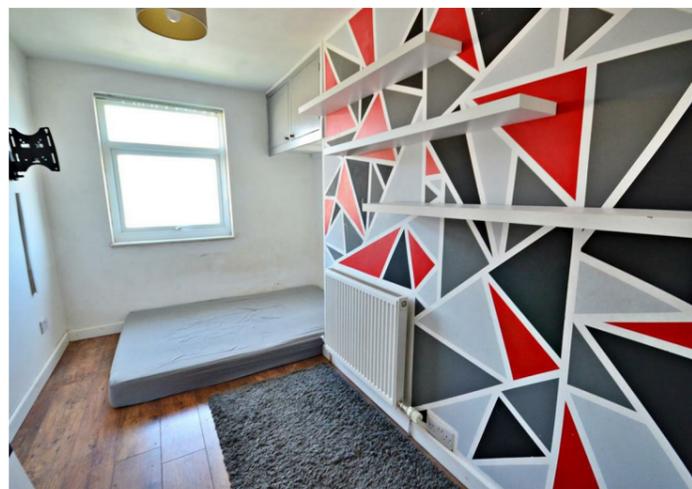
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The Agent that goes the Extra Mile





This Ex-Local Authority semi-detached property would make an ideal first-time buy/ family home close to a primary school and amenities. The property also has glimpses of the Milford Haven waterway from the first floor.

The accommodation comprises an entrance hall, lounge, kitchen/dining room and bathroom on the ground floor. On the first floor, there are four bedrooms. The property also has gas central heating and double glazing.

Externally, the property offers a small courtyard area to the front with pedestrian access to the front door, with side access to the rear enclosed garden which can also be accessed through French doors from the kitchen/diner. The rear garden has a patio area, a garden laid to a lawn, and an outbuilding.

Milford Haven has the largest port in Wales and the third-largest port in the United Kingdom. It also has a popular Marina with an 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, a leisure centre, primary and secondary schools, and the Torch Theatre and Cinema.



DIRECTIONS

From our office in Milford Haven proceed along the seafront until you reach the roundabout by the docks. Take the left hand turn towards Hakin and follow the road up St Lawrence Hill. Take the left turn into Glebelands and at the junction turn left onto Picton Road. The property will be found on the right hand side. What3words emerge.jumbo.spots

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