

Approx Gross Internal Area
88 sq m / 950 sq ft



Ground Floor
Approx 47 sq m / 503 sq ft

First Floor
Approx 42 sq m / 447 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 'C'

PLEASE NOTE: We are advised there is no central heating at the property.

ref: LLT/CPS/14/02/25 DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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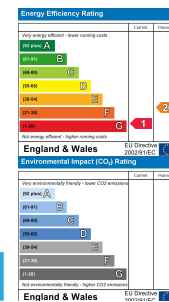


6 Hayston Avenue, Hakin, Milford Haven, Pembrokeshire, SA73 3EB

- Semi Detached House
- Open Plan Kitchen/Dining Room
- Utility Room
- Off-Road Parking
- Ideal First Time Buy
- Immaculately Presented
- Three Bedrooms
- Estuary Views
- Enclosed Rear Garden
- EPC Rating; TBC

Offers Over £225,000

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The Agent that goes the Extra Mile





DRAFT This beautifully presented semi detached house is situated in the sought after location of Hayston Avenue, just a short distance from Milford Haven Marina. The property, which has been renovated throughout boasts an entrance hall with an under stairs cupboard, a living room to the front and an open plan kitchen/diner to the rear with French doors out to the garden. The kitchen is fitted with a range of modern units and integrated appliances, leading through to the utility room and WC. The first floor offers two double bedrooms, one with estuary views to the rear, a single bedroom and a modern family bathroom.

Externally, to the front of the property there is driveway parking laid with gravel offering parking for two vehicles, with side access down to the garden. The garden is mainly laid to lawn, with a raised decking area which can be accessed from the dining room through French doors. The property benefits UPVC double glazing and gas central heating.

Milford Haven has the largest port in Wales, and the third largest port in the United Kingdom. The town also benefits from many amenities such as the Torch Theatre, a well-equipped leisure centre, a museum and many shops, boutiques, cafes and restaurants. The town is served by a number of infant and primary schools with secondary education being provided by Milford Haven School. 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 (1,600 ft). 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. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.



DIRECTIONS

From our office in Milford Haven, head down to Hamilton Terrace and turn right towards the Tesco roundabout. Take the first exit off the roundabout and then the next left heading towards Hakin. Follow the road up St Lawrence Hill. Turn left, then immediately right at the staggered crossroads and follow the road down Wellington Road until the sign for Hayston Avenue on the left. The property is the fourth property on your right denoted by our For Sale Board. What3words#early.barmen.cherubs

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