

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 'E'

ref: SLS / CPS/29/04/25 OK EJJ

FACEBOOK & TWITTER

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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.

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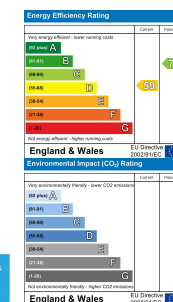


Angle View 45 Hayston Avenue, Hakin, Milford Haven, Pembrokeshire, SA73 2HA

- Detached House
- Two Reception Rooms
- Sought After Location
- Estuary Views
- Gas Central Heating
- Three Bedrooms
- Off Road Parking & Detached Garage
- Close to Amenities
- Close to Travel Links
- EPC Rating D

Offers In The Region Of £300,000

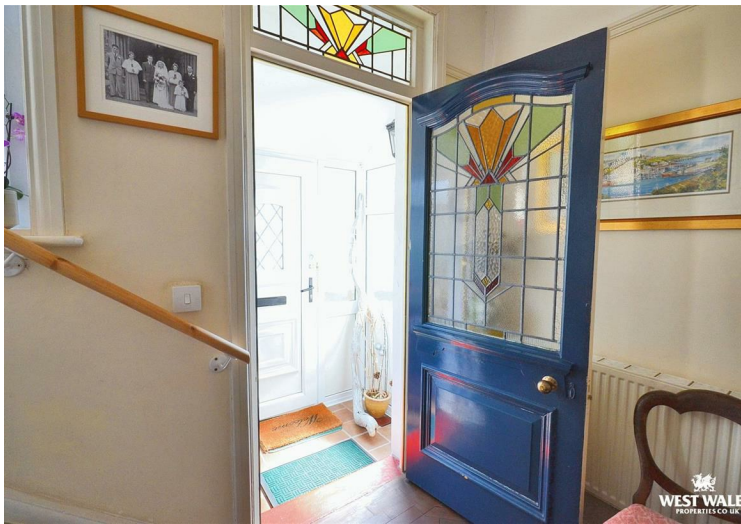
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The Agent that goes the Extra Mile





DRAFT

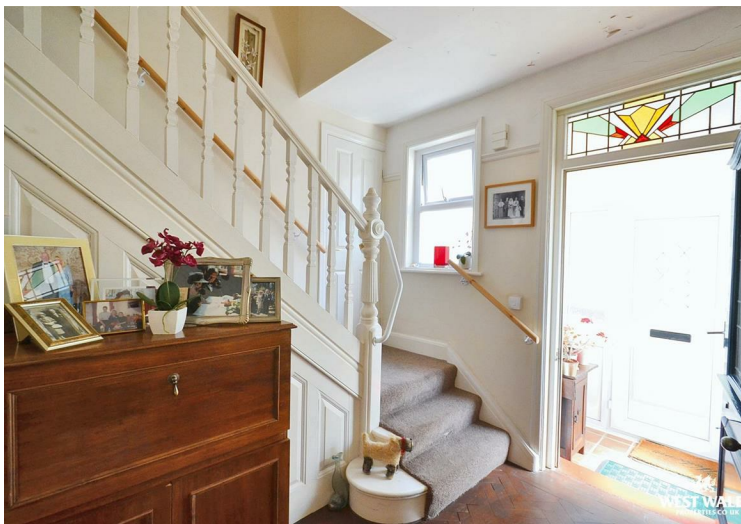
Welcome to 45 Hayston Avenue – a detached, three-bedroom home located in the popular Hakin area, on the edge of Milford Haven. This versatile property enjoys fantastic estuary views and offers spacious accommodation, making it an ideal choice for families. While some modernisation is required, this home is a true blank canvas, bursting with potential for the right buyer to make it their own. Situated close to local amenities, transport links, and within walking distance of the vibrant Milford Marina, this property really does tick all the boxes.

The accommodation briefly comprises; Entrance porch, entrance hall, living room with double doors leading to the front garden, dining room with a bay window, kitchen, utility room, and shower room to the ground floor. To the first floor there are three bedrooms and a bathroom.

Externally, to the front of the property, there is a lawned garden and a paved seating area . To the rear of the property, there is off-road parking, a detached garage, paved seating area along with a raised gravel area.



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.



DIRECTIONS

From our office in Milford Haven, continue down Fulke Street and right onto Hamilton Terrace. At the roundabout take the first left 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 further down this road on the left-hand side..
What3words.fuel.engraving.exits

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