



69 Croft Avenue, Hakin, SA73 3HF
Offers In The Region Of £135,000

- *No Chain Sale
- *Ideal FTB/Investment Property
- *Beautiful Views Towards Gelliswick Bay
- *Updated & Refurbished By Current Owners
- *On Bus Route
- *Large Loft Space

Entrance Hallway

Property accessed via obscure pvc door, tiles to floor, stairs leading to first floor landing, door through to lounge.

Lounge/Dining Room

Double glazed window to fore with views towards Gelliswick Bay, double glazed window to rear, wooden effect flooring, radiator, spotlights, feature wood burner with concrete hearth and mantle over, exposed ceiling beam.

Kitchen

Double glazed window to rear, obscure pvc to rear leading out to rear garden space, a range of high gloss wall and base units with work surface over, brick effect tiled splash back, tiles to floor, chrome double sink and drainer with mixer tap over, radiator, plumbing for washing machine, free standing electric cooker,

Boot Room/Utility Area

Obscure pvc door to fore, tiles to floor, under stairs storage cupboard space, door through to kitchen,

First Floor Landing

Fitted cupboard space, staircase to loft space, doors leading off to:

Bedroom 1

Double glazed window to fore with lovely water views over Gelliswick Bay, wooden effect flooring, radiator, fitted wardrobe space.

Bedroom 2

Double glazed window to rear, wooden effect flooring, radiator.

Bedroom 3

Double glazed window to fore, wooden effect flooring, radiator.

Bathroom

Obscure double glazed window to rear, low level w.c, wash hand basin, bath with mixer tap over, radiator, brick effect tiles splash back, fitted storage shelving.

Loft Space

Wooden balustrade, spotlights, Velux window to rear, power points.

Externally

The property is positioned on an elevated plot, offering stunning, unobstructed views over Gelliswick Bay, which can be enjoyed from every front-facing window. A charming pathway winds through a well-maintained lawn, leading you to the front entrance. To the side, there is convenient access to the boot room, ideal for outdoor gear and storage.

At the rear, the property boasts a spacious, enclosed garden that offers both privacy and tranquility. The garden

is primarily laid to lawn and surrounded by mature trees and well-established shrubbery, creating a peaceful retreat perfect for relaxation or outdoor entertaining.

Services

We are advised mains services are connected.

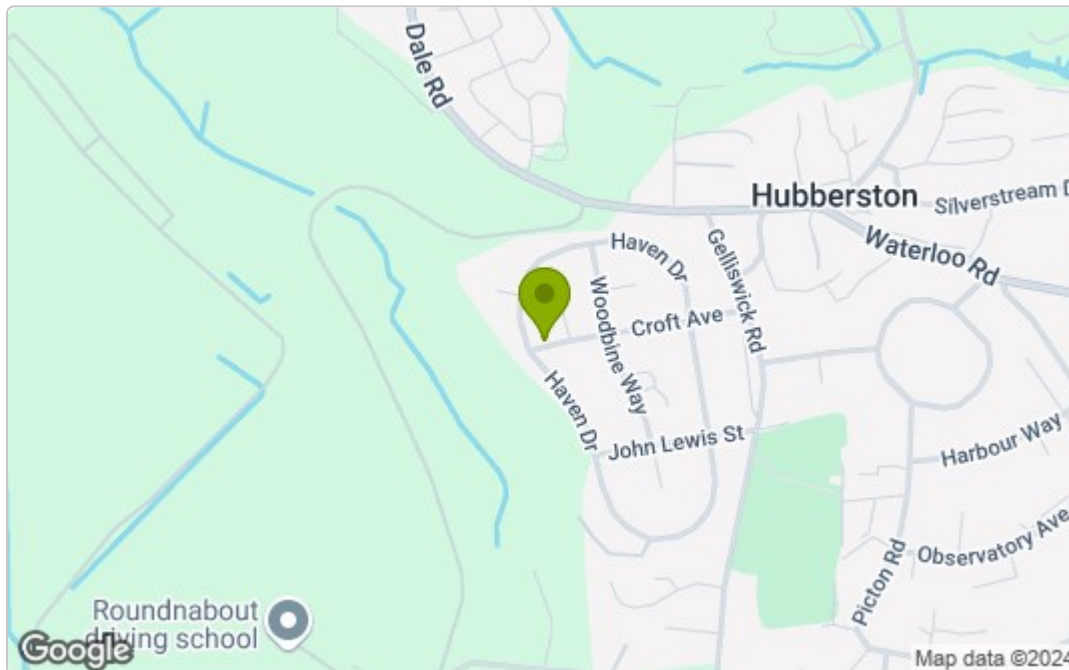
Council Tax Band

B

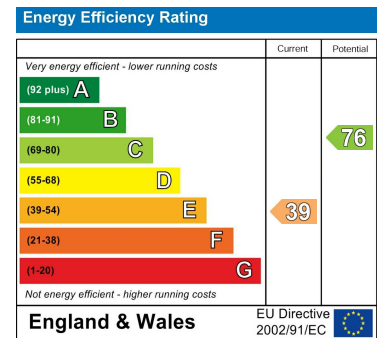
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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