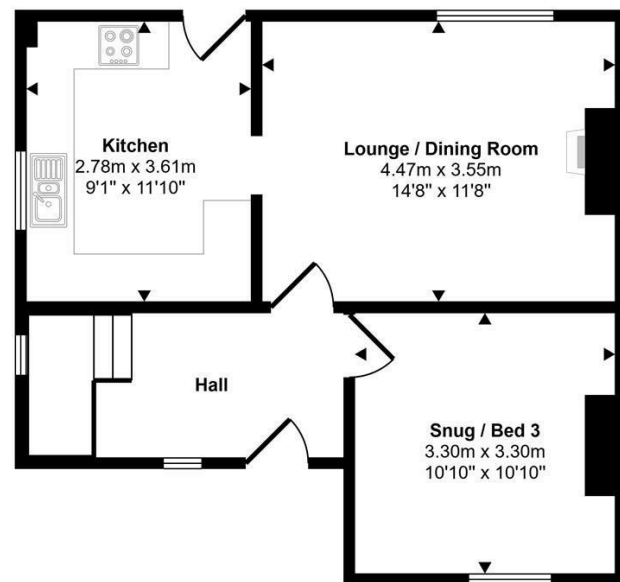
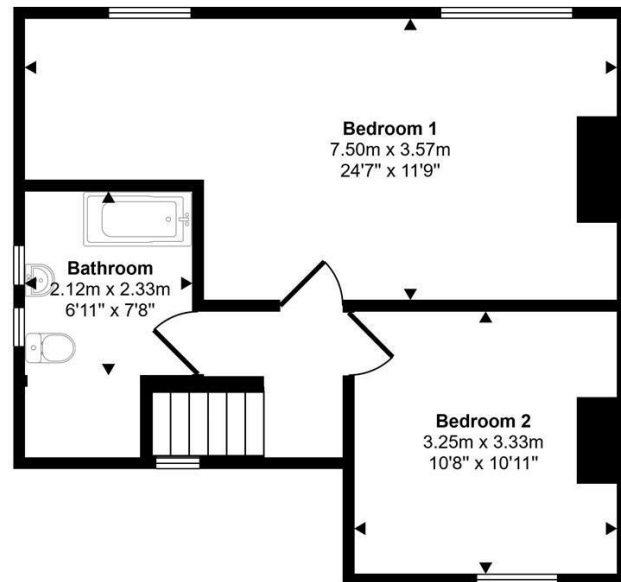


Approx Gross Internal Area
93 sq m / 997 sq ft



Ground Floor
Approx 46 sq m / 497 sq ft



First Floor
Approx 47 sq m / 501 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 Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band B

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

ADW/CFH/06/26/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.

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

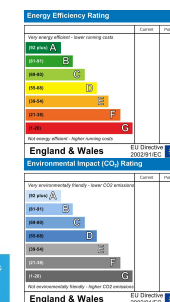


13 Nubian Crescent, Hakin, Milford Haven, Pembrokeshire, SA73 3DL

- Semi Detached House
- Modern Kitchen
- Living Room
- Double Glazing
- Must Be Viewed
- Three Bedrooms
- Family Bathroom
- Front & Rear Garden
- Gas Central Heating
- EPC Band: TBC

Offers Over £160,000

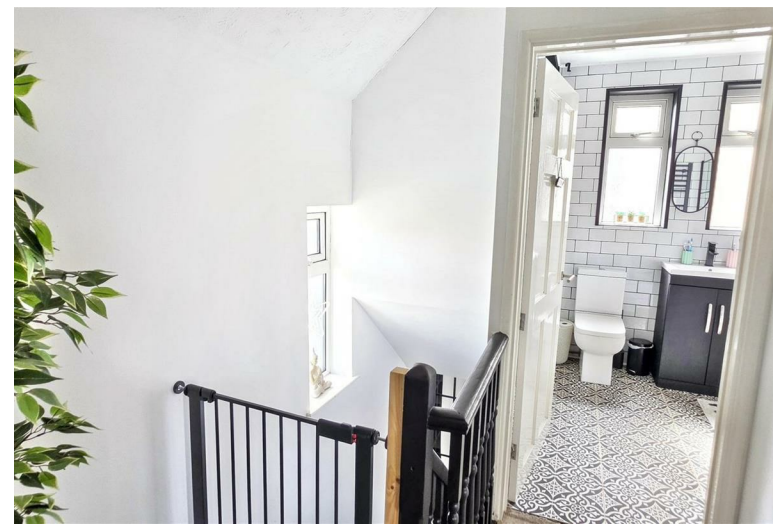
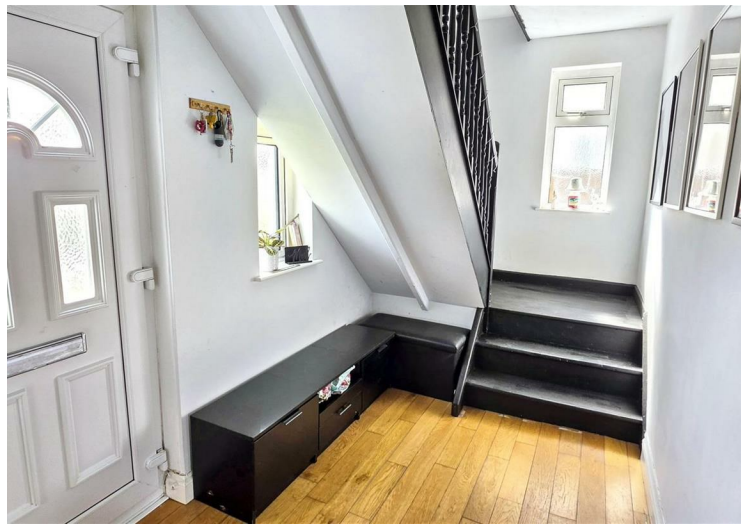
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The Agent that goes the Extra Mile



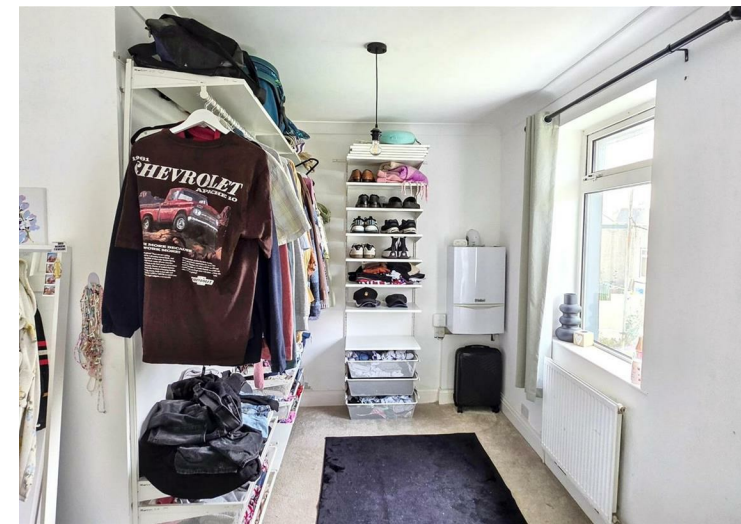
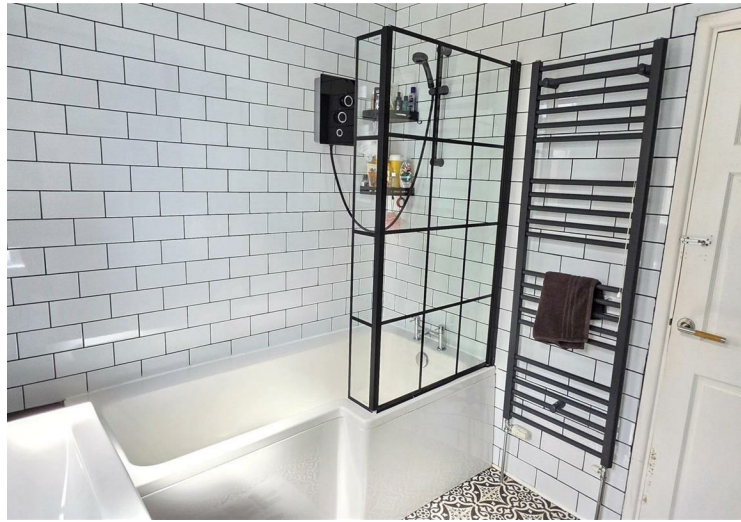
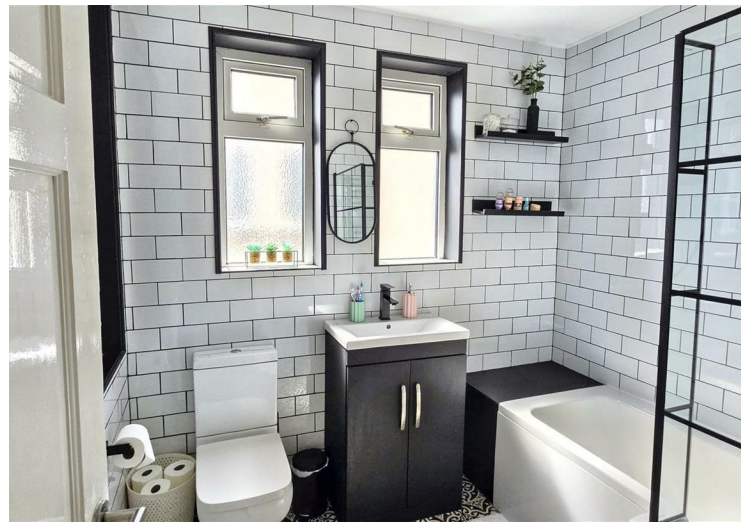


Situated in a popular residential area of Hakin, this updated three-bedroom semi-detached home enjoys attractive views towards the sought-after Milford Marina and offers convenient access to local amenities, schools, and transport links.

The well-presented accommodation briefly comprises an inviting entrance hallway, a versatile snug/third bedroom, and a lounge that flows seamlessly into a contemporary fitted kitchen complete with integrated appliances and direct access to the rear garden. To the first floor, the property offers two double bedrooms, including the principal bedroom measuring approximately 24ft in length, together with a modern family bathroom.

Externally, the property benefits from a front garden with gated side access leading to a south-facing enclosed rear garden. Predominantly laid to lawn, the garden also features a seating area, providing the perfect space for outdoor dining, entertaining, or relaxing in the sun. Further benefits include gas central heating and double glazing. This fantastic home would make an ideal purchase for first-time buyers, young families, or investors seeking a property in a desirable location. Early viewing is highly recommended to fully appreciate the space, presentation, and views on offer.

Milford Haven is renowned for having the largest port in Wales and one of the largest natural harbours in the world. The vibrant Milford Marina has become a popular destination, offering a range of waterfront restaurants, cafés, wine bars, and boutique shops. The town combines maritime heritage with modern amenities and provides excellent access to the wider Pembrokeshire coastline, making it a highly desirable place to live.



DIRECTIONS

Directions from West Wales Properties in Milford Haven head north-east on Charles Street (A4076). Continue through the town centre towards Hakin. At the roundabout near the Marina/Waterfront area, take the exit towards Hakin. Follow Haven Drive and continue uphill. Turn left onto Nelson Avenue. Take the next left onto Nubian Crescent. Continue around the crescent until you reach No. 13, which will be on the residential estate off Nelson Avenue. What 3 Words: ///shallower.tinkle.adopts

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