

Approx Gross Internal Area  
140 sq m / 1502 sq ft



Denotes head height below 1.5m

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.

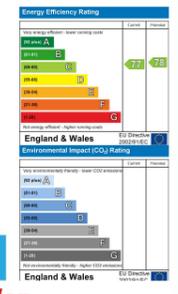


**Bay View, 39 Picton Road, Hakin, Milford Haven, Pembrokeshire, SA73 3DY**

- Detached House
- Off Road Parking & Garage
- Edge of Town Location
- Two Reception Rooms
- Character Features
- Three Bedrooms
- Scope for a Rear Extension Subject to Permissions
- Summerhouse
- Walking Distance to Amenities
- EPC Rating C

**Offers Over £230,000**

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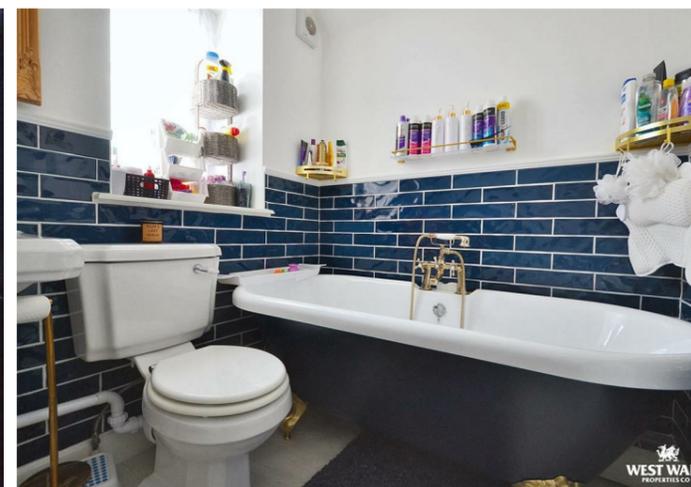
VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'D'

ref: SLS/CPS/09/06/25OKSLS  
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<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,

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Bayview offers a rare opportunity to complete a home that already blends character with potential. Thoughtfully partially renovated by the current owner, key upgrades - such as electrical systems, plumbing, and heating - as advised by the vendor - have already been completed, providing a solid foundation for further enhancement.

There is exciting scope to extend the property to the rear (subject to the necessary permissions). The vendor has drawings and received positive pre-planning feedback from Pembrokeshire County Council, making this an excellent prospect for those looking to add space and value.

Perfectly positioned in a sought-after location, Bayview enjoys excellent transport links and close proximity to local amenities. From the first floor, you can take in estuary views, adding to the property's appeal.

The garden features a lovely summerhouse complete with its own outdoor bathroom—ideal for guests, a home office, or a creative space.

Whether you're seeking a home to make your own or a project with real potential in a prime location, Bayview is not to be missed.

The property offers a vestibule, hallway, two reception rooms, kitchen and utility area with W.C to the ground floor, with the first floor having three bedrooms and a bathroom.

Externally, the property has an enclosed rear garden, a summer house and access to the garage. To the front of the property is a driveway, garage and garden.

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 s



### 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. The property can be found on your right hand side denoted by our For Sale Board. #What3words.intelligible.value.irrigated

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.