

Floorplan

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/01/10/2025/OKSLS

**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.

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

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**16 Hazel Grove, Hazel Beach, Llanstadwell, Milford Haven, Pembrokeshire, SA73 1EW**

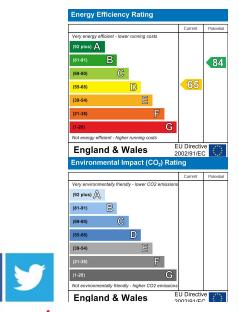
- Detached Bungalow
- Bathroom & Ensuite
- Estuary Views to Rear
- Close to Amenities
- Gas Central Heating
- Four Bedrooms
- Open Plan Living & Dining Room
- Off Road Parking & Integral Garage
- Coastal Village Location
- EPC Rating D

**Price £300,000**

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This detached four bedroom bungalow is nestled in the scenic coastal village of Hazel Beach, Llanstadwell. Situated within walking distance of the estuary and close to local amenities, the location is truly perfect. The property boasts distant estuary views to the rear, offering a peaceful and picturesque setting. For more details or to book a viewing, please contact us on 01646 698585.

The accommodation comprises of; Entrance porch, hall, open plan lounge & dining room, kitchen, integral garage with utility area, four bedrooms (one ensuite) and a bathroom.

Externally to the front the property has established planting to the boundary, off road parking and access to the attached integral garage. To the rear is an enclosed garden with a patio area ideal to enjoy the outside, established planting and a garden mainly laid to lawn.

The village of Hazel Beach, Llanstadwell is situated approx a mile from the town of Neyland, which has local stores, primary schools, doctors surgery and the Marina. It is also a short drive from the port town of Milford Haven, which has local primary and high schools, marina, restaurants, and shopping.



#### DIRECTIONS

DIRECTIONS: On leaving Milford Haven office, continue down Fulke Street, turning left onto Hamilton Terrace, take the right turn onto Coombs Drive and continue through Waterston, at the roundabout, take the second turning onto Hazelbeach Road, continue onto Church Road, taking a left turn on to HazelBan Hill and the first left on to Hazel Grove, the property can be found on your right hand side.  
What3words#shirtless.wisely.liquids

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