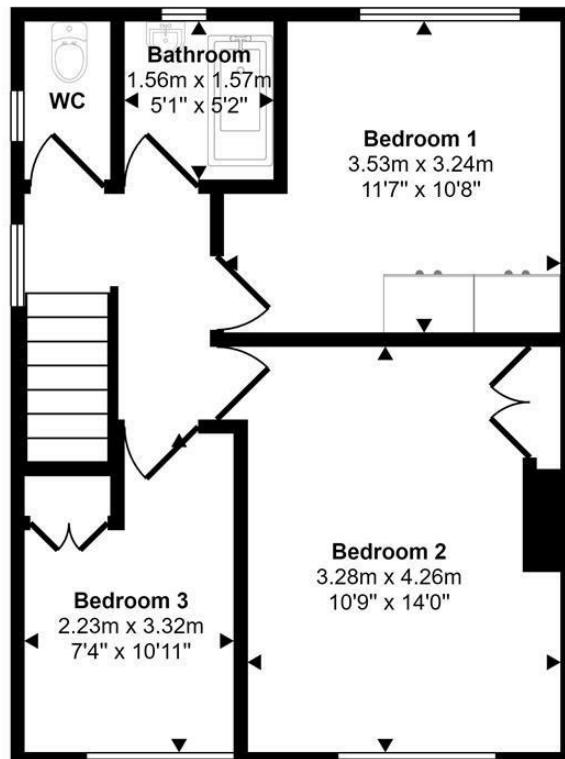


**Ground Floor**  
Approx 42 sq m / 449 sq ft



**First Floor**  
Approx 43 sq m / 462 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:** We are advised Freehold

**SERVICES:** We have not checked or tested any of the services or appliances at the property.

Mains Water Mains Electricity Mains Drainage Mains Gas

**HEATING:** Gas Central Heating

**COUNCIL TAX:** Band 'B'

MM/AMA/ 02/ 24/draft

**FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps  
<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.

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](mailto:milford@westwalesproperties.co.uk)

TELEPHONE: 01646 698585



## 45 Glebelands, Hakin, Milford Haven, Pembrokeshire, SA73 3QX

- No Chain
- End Terrace
- Open Plan Living Area
- Double Glazed
- Close to Amenities
- Ex Local Authority Property
- Three Bedrooms
- Gas Central Heating
- Enclosed Rear Garden
- EPC RATING: TBC

Offers In Excess Of £140,000

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**The Agent that goes the Extra Mile**



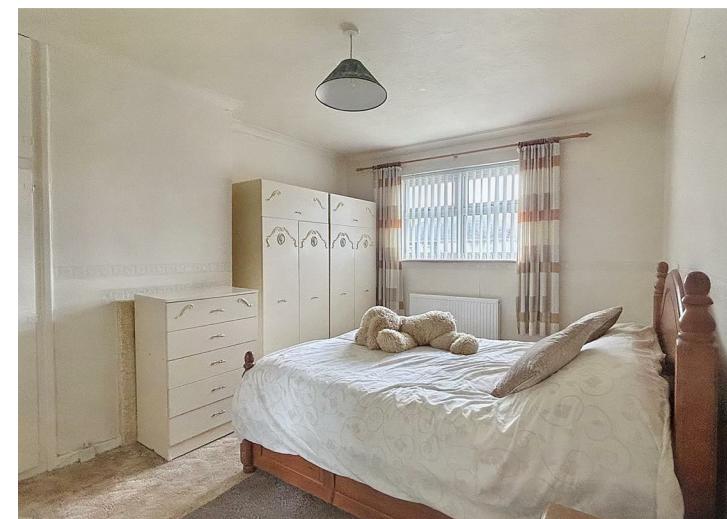
An end terraced ex local authority property situated on the edge of Milford Haven Town, within a short drive to local shops, schools and supermarkets.

The layout comprises: hallway open plan lounge/kitchen/dining area. Upstairs 3 bedrooms, bathroom with separate WC. The property benefits from gas central heating and double glazing.

Externally lawned area to front with a path leading to front door. To the rear there is an enclosed rear garden laid to lawn with mature shrubs and trees.

Property has a lot of potential and would make an ideal family home. Viewing recommended to appreciate what the property has to offer.

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 the Milford Haven Office, continue down Charles Street, at the junction turn right onto Dartmouth Street. At the bottom of the hill turn left onto Hamilton Terrace, then at the roundabout take the first exit towards Hakin. Continue up St Lawrence Hill and take a left hand turn into Glebelands the property is on the left-hand side What3words: waltzes.pave.ants

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