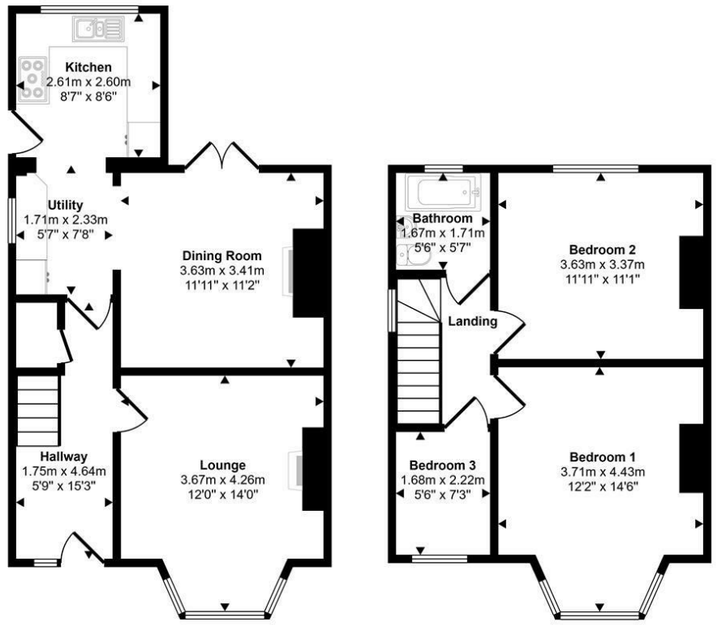
Approx Gross Internal Area
88 sq m / 943 sq ft



Ground Floor
Approx 48 sq m / 514 sq ft

First Floor
Approx 40 sq m / 429 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 Drainage, Mains Electric, Mains Water, Mains Gas
HEATING: Gas Central Heating
TAX: Band D

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

AJL/MSH/11/26/OKAJL

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.
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
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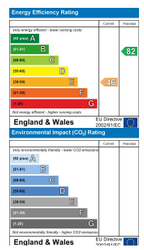






101 Waterloo Road, Hakin, Milford Haven, Pembrokeshire, SA73 3PE

- Semi Detached Property
- Off Street Parking
- Close to Amenities
- Edge of Town Location
- Gas Central Heating
- Three Bedrooms
- Enclosed Rear Garden & Patio
- Potential for Loft Conversion
- Open Plan Kitchen/Diner
- EPC Rating: E

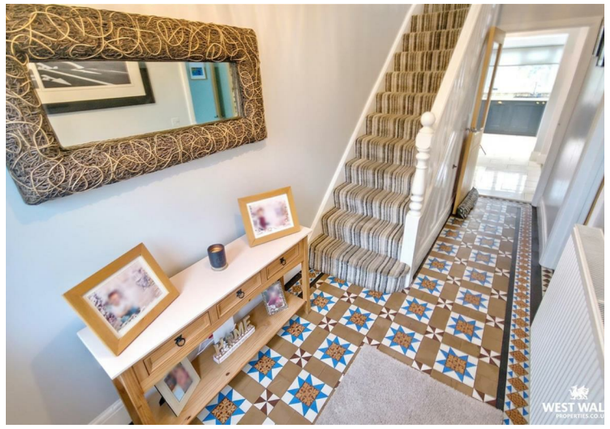


O.I.R.O £219,000

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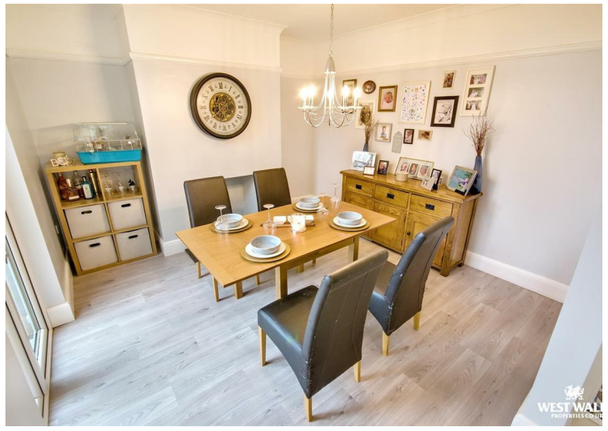
The Agent that goes the Extra Mile













Occupying an elevated position in Hakin, this desirable three-bedroom semi-detached home is entered into an entrance hallway, from here, the accommodation opens into a well-proportioned separate lounge, featuring a fireplace, followed by the open-plan kitchen/diner/utility, providing defined areas for both living and dining. Multiple windows allow plenty of natural light into the rooms, and a rear door leads off of the kitchen into the rear garden/patio area.

The first floor provides three bedrooms, the master bedroom benefitting from a box bay window, and the family bathroom. Additionally, the vendor has informed us that the attic has been boarded, insulated and includes a Velux window, making it suitable for conversion to another bedroom if relevant planning is obtained.

Externally, the front of the property has a single, tarmacked driveway, with gated access leading alongside the house. To the rear is garden, mainly laid to lawn, with paved patio seating area and is enclosed by a brick/block wall.

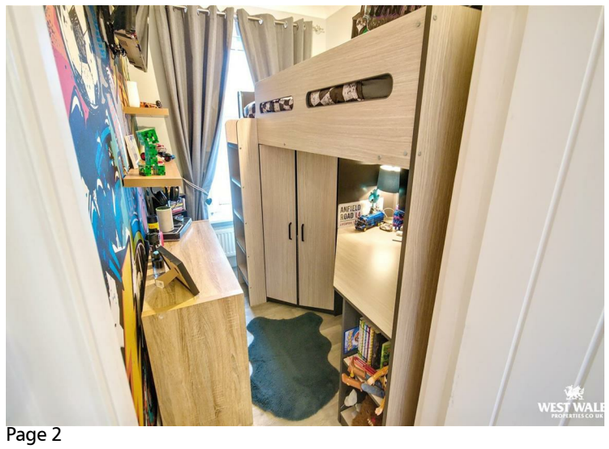
With its three bedrooms, open-plan kitchen/diner, enclosed garden and proximity to the water, this property offers a versatile home within reach of Milford Haven town centre, marina and local amenities. Viewing is recommended to appreciate the accommodation and elevated water views this property has to offer.















DIRECTIONS

From West Wales Properties on Charles Street, proceed down Charles Street and at the junction turn left towards Hamilton Terrace. Continue along Hamilton Terrace and cross Hakin Bridge. Once over the bridge, continue straight up St. Lawrence Hill. At the top of the hill, turn left onto Waterloo Road. Proceed down Waterloo Road for approx 150 yards and the property will be found on your left, as identified by our West Wales Properties For Sale board. What3words: ///vanilla.farm.rhino

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