

Ground Floor



First Floor



View: By appointment with the Agents.  
Services: We have not checked or tested any of the Services or Appliances.  
Tenure: We are advised Freehold.  
Tax: Band E

SSG/JPI/10/21/Take on ok 19/10/2021 ggr

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

TELEPHONE: 01646 698585

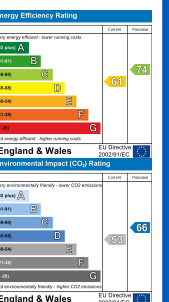


**Timberlee, 25 Westaway Drive, Hakin, Milford Haven, Pembrokeshire, SA73 3EQ**

- Detached House
- Two Reception Rooms
- Waterway Views
- Beautiful Garden
- Carport & Double Garage
- Four bedrooms
- Gas CH & Double Glazing
- Edge of Town
- Sun Room & Patio
- EPC Rating: D

**Offers In Excess Of £365,000**

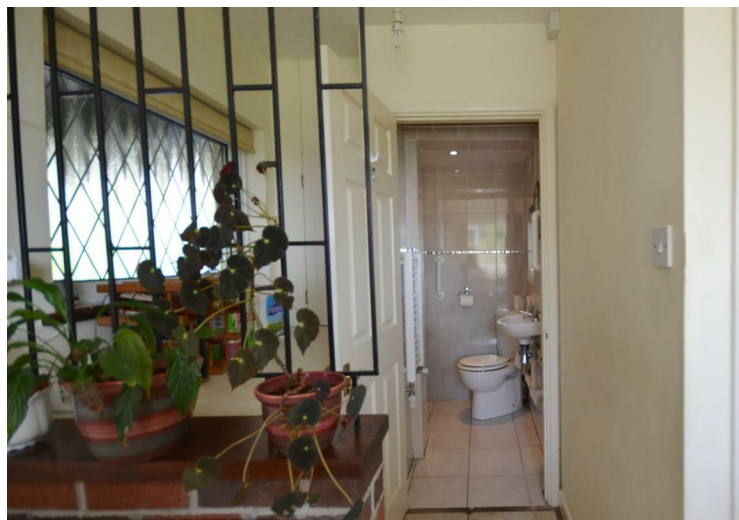
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**The Agent that goes the Extra Mile**





\*\*\* VIRTUAL VIEWING AVAILABLE \*\*\*

A substantial Four Bedroom Detached House set on the outskirts of Milford Haven in the sought after area of Westway Drive. The property benefits from Gas Central Heating and Double Glazing and briefly comprises: Hallway, Lounge, Sun Room, Dining Room (which could potentially be another bedroom or study), Kitchen, Utility area and Shower Room on the ground floor with Four Bedrooms and a Family Bathroom with a Modern Shower Suite on the first floor. Three of the bedrooms are double bedrooms and have wonderful views over the waterway. Externally, the property has off-road parking, via a carport and double garage with electric up and over door. The rear garden is beautifully maintained and well established, with an array of mature trees, shrubs and lawn. There is also a patio seating area off the sunroom; this property would make a wonderful family home. Viewing is highly recommended.

Milford Haven has the largest port in Wales and the third largest port in the United Kingdom. The town also benefits from many amenities such as the Torch Theatre, a well-equipped leisure centre, a museum and many shops, boutiques, cafes and restaurants. The town is served by a number of infant and primary schools with secondary education being provided by Milford Haven School. 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 (1,600 ft). 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. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) for our own TV Channel with Location Films of the area.



**Hallway**

14'10 x 6'2 (4.52m x 1.88m)

**Bedroom One**

9'4 x 5'9 (2.84m x 1.75m)

**Lounge**

11'11 x 24'10 (3.63m x 7.57m)

**Bedroom Two**

9'11 x 13'3 (3.02m x 4.04m)

**Dining Room**

9'7 x 9'1 (2.92m x 2.77m)

**Bedroom Three**

9'8 x 9'1 (2.95m x 2.77m)

**Sun Room**

11'10 x 14'3 (3.61m x 4.34m)

**Bedroom Four**

11'5 x 9'7 (3.48m x 2.92m)

**Kitchen**

9'7 x 12'11 (2.92m x 3.94m)

**Bathroom**

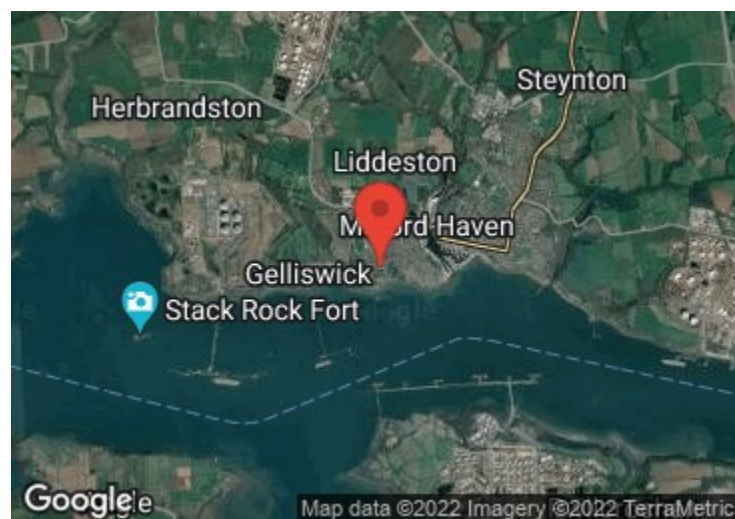
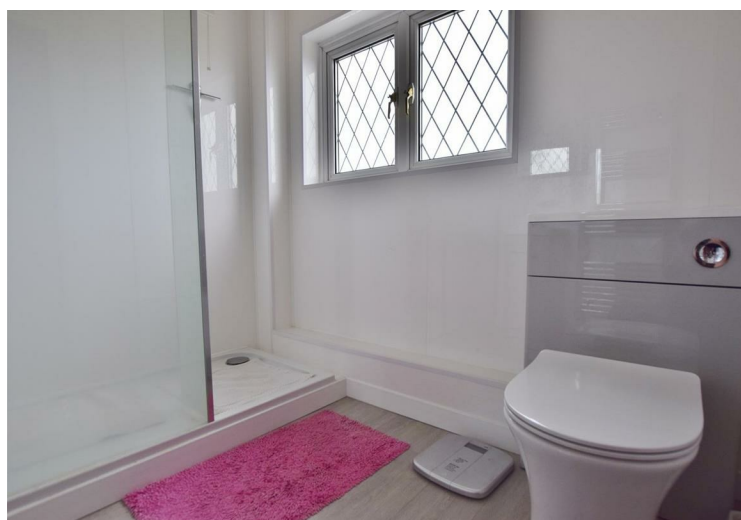
7'10 x 5'11 (2.39m x 1.80m)

**Shower Room**

5'3 x 2'9 (1.60m x 0.84m)

**Garage**

19'9 x 15'2 (6.02m x 4.62m)



**DIRECTIONS**

From our Milford Haven office proceed to the cross roads and turn left and head down to Hamilton Terrace. At the junction, turn right, follow the road along crossing the Victorian Bridge taking the next left into St Annes Road. Follow this road up to the next crossroads and go straight ahead into Picton Road. Follow the road along until you see Westway Drive sign posted on your left. Once in Westway Drive, the property can be found on the left hand side.

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