

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: 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

SLS/CPS/07/24/OK EIL

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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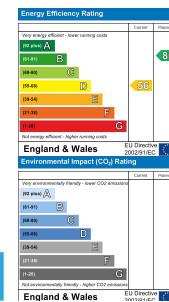


## 7 Fairsea Close, Hakin, Milford Haven, Pembrokeshire, SA73 3RL

- Detached Bungalow
- Fantastic Estuary Views
- Modernised Interior
- Occupying a Double Plot
- Gas Central Heating
- Three Bedrooms
- Well Presented
- Off Road Parking and Garage
- Edge of Town Location
- EPC D

**Price £320,000**

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**The Agent that goes the Extra Mile**







A three-bedroom detached bungalow set on a double plot in an elevated position overlooking Gelliswick Bay and enjoys fantastic Estuary views. The property offers modern living with thought and care put into every aspect of the property.

The accommodation comprises of lounge, kitchen/diner, utility room, conservatory, three bedrooms and family bathroom. Property benefits from gas central heating and double glazing.

Externally to the front, there is a gate with steps and a path leading up to the house. The pathway which has a lawn on either side of it brings you up to the property and a patio area to make the most out of the Estuary views. The path continues around both sides of the property giving you access to the rear patio garden surrounded by flower beds, which are filled with mature shrubs and plants. The rear via Bayview Drive has a driveway and garage.

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.

We would highly recommend a viewing!



### DIRECTIONS

From our Milford Haven office proceed to Hamilton Terrace and turn right, follow the road along crossing the Victorian Bridge taking the next left into St Annes Road towards Hakin. At the next crossroads, go straight ahead into Picton Road and follow the road along until you come to Rectory Avenue where you will turn left. Take a left into Gelliswick Rd, pass the school on the left, and turn first right into Bay View Drive. The house will be on your left hand side. What3words shunning.chins.outgoing

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