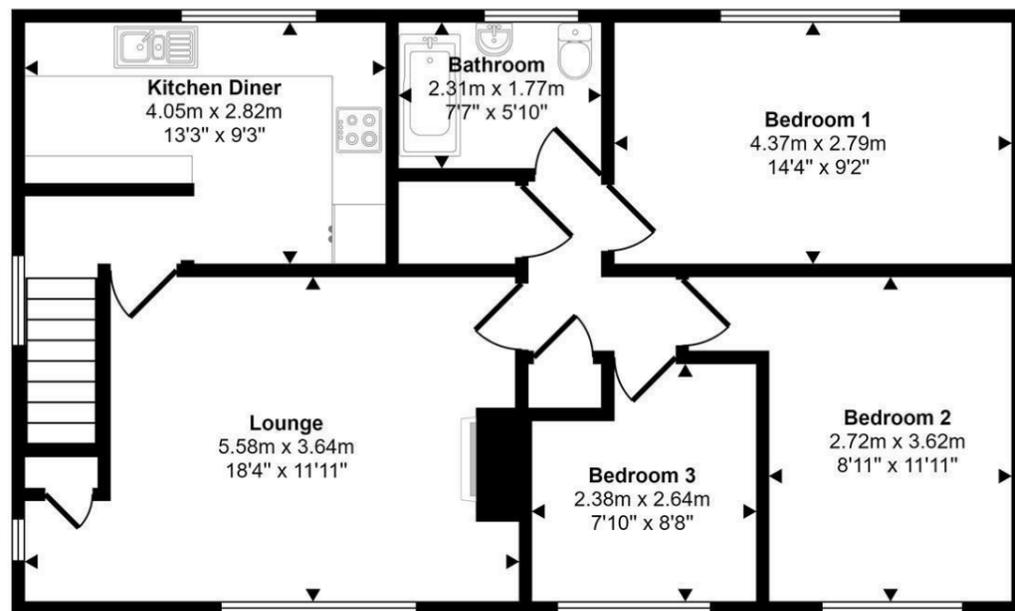


Approx Gross Internal Area  
72 sq m / 773 sq ft



First Floor

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 Leasehold  
LENGTH OF LEASE: 125 with 93 years remaining  
ANNUAL GROUND RENT: £10 per year  
GROUND RENT REVIEW PERIOD: year  
ANNUAL SERVICE CHARGE AMOUNT: £240 year  
SERVICE CHARGE REVIEW PERIOD: year

SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'A'

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  
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

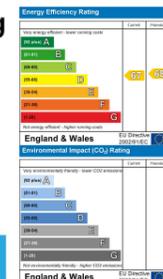


**88 Gelliswick Road, Hakin, Milford Haven, Pembrokeshire, SA73 3RQ**

- First Floor Flat
- Countryside Views to Front
- Enclosed Rear Garden
- Gas Central Heating
- Ideal Investment or First Time Buy
- Three Bedrooms
- Leasehold property - 93 Years Remaining
- Non Standard Construction
- Walking Distance to Travel Links
- EPC Rating D

**Auction Guide £65,000**

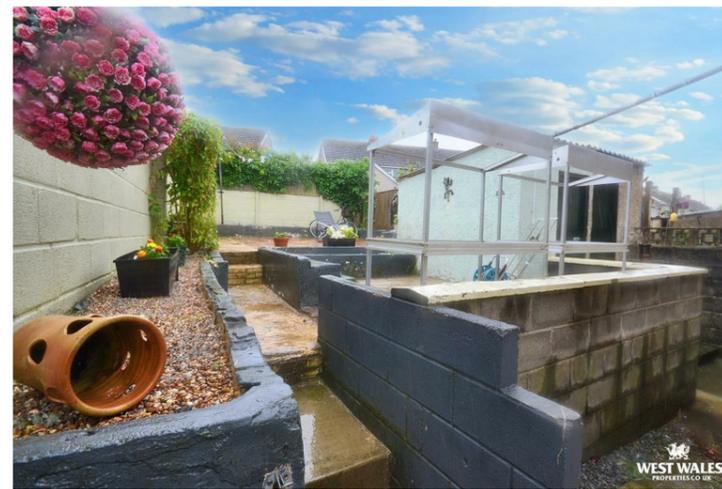
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**The Agent that goes the Extra Mile**





### Great First Home or Investment Opportunity - Milford Haven

Looking for an investment on the edge of Milford Haven Town? This first-floor, three-bedroom leasehold flat could be just what you're after. Featuring a recently refurbished kitchen, a welcoming lounge, and a well-designed layout, this property offers a fantastic opportunity for first-time buyers. With countryside views to the front, integral steps leading into the accommodation, and a rear garden, it's a space you'll want to see for yourself. This property is of non-standard construction.

Located in a strong rental area, this property could also make a smart addition to your investment portfolio.

The property offers a hall with an internal stairwell leading to the kitchen, lounge, three bedrooms, and bathroom.

Externally, the property has an easy-to-maintain enclosed garden with a brick-built shed and is within walking distance to Gelliswick Bay.

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 left onto Dartmouth Street. At the bottom of the hill turn right onto Hamilton Terrace, then at the roundabout take the first exit towards Hakin follow the road up St Lawrence Hill and on to the Dale Road, the property can be found opposite LBS on this road. #Wha3words.harmonica.hips.snippets

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