

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 Electric, Mains Water, Mains Drainage, Mains Gas

HEATING: Gas

TAX: Band C

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

SLS/ESL/01/26/

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
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

01646 698585
www.westwalesproperties.co.uk

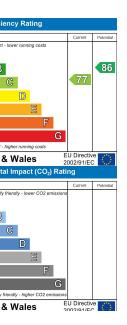


35 Romilly Crescent, Hakin, Milford Haven, SA73 3NH

- Semi Detached House
- Five Bedrooms
- Close To Town
- Open Plan Living Area
- Tiered Garden To Rear
- Well Presented
- Master Bedroom With En-Suite Bathroom
- Gas Central Heating
- Driveway Parking
- EPC Rating: C

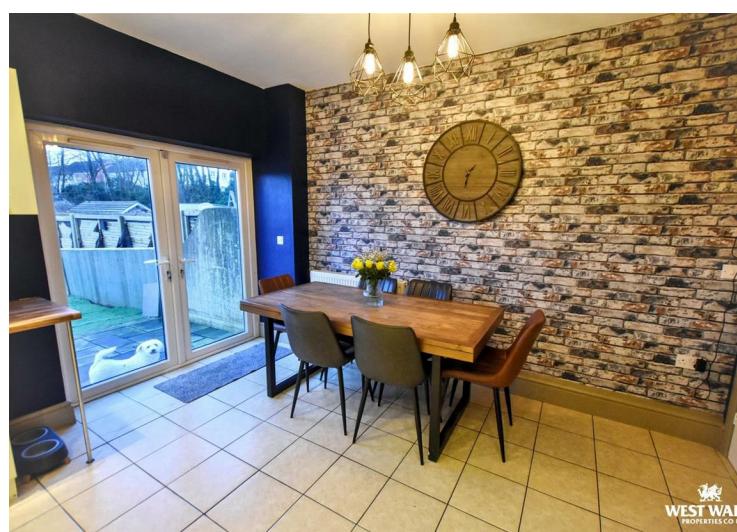
Offers In The Region Of £290,000

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The Agent that goes the Extra Mile

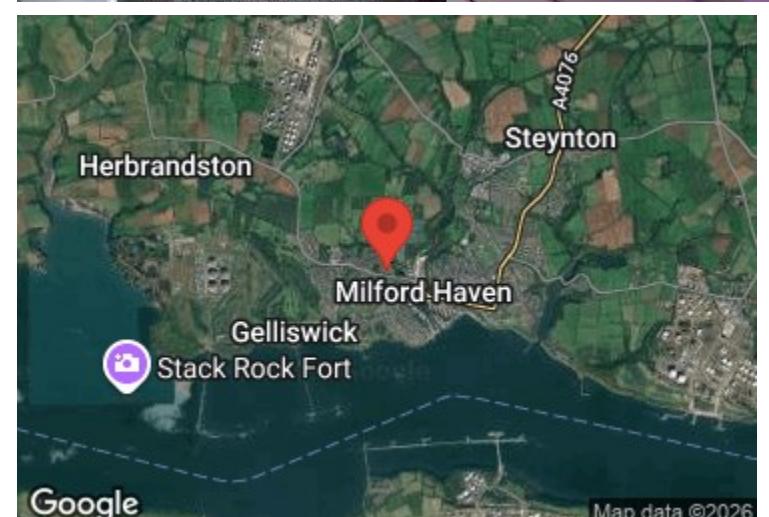
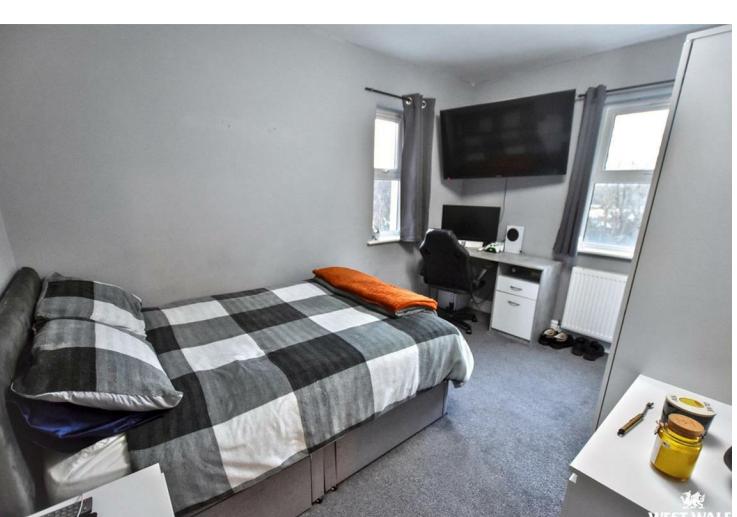
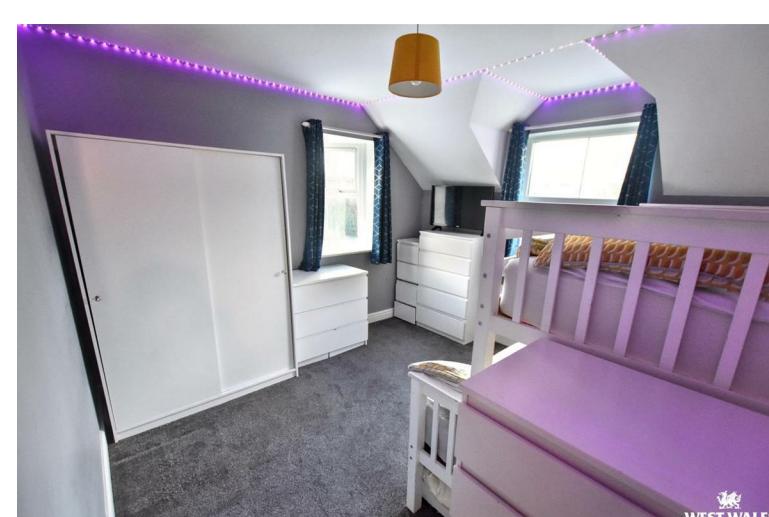


35 Romilly Crescent is a well presented semi detached house located in Hakin, convenient to Milford Haven where everyday amenities and public transport links are available. The property spans over three storeys, the layout briefly comprises of an entrance hall with a cloakroom and three bedrooms (one with a Juliette balcony overlooking the garden) on the ground floor. On the lower ground floor is a utility room, and an open plan living room with kitchen/diner, with patio doors leading to the rear garden. On the first floor there is a master bedroom with en-suite bathroom with a feature freestanding bath, a further double bedroom, and a family shower room. The property is in a good decorative order with gas central heating and double glazing.

Externally, there is a driveway providing off road parking to the front. To the rear is a tiered garden with a boundary fence and pedestrian side access. The top tier is laid to Astro-turf and patio for easy maintenance.

A great family home, viewing is highly recommended!

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 services.



DIRECTIONS

From our Milford Haven Office, continue down the hill and turn right onto Hamilton Terrace. At the roundabout, take the first exit and continue over the bridge, taking the first right turn into Romilly Crescent, where the property will be found on the right hand side.
What3Words://turkeys.deduced.poets

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