Approx Gross Internal Area
131 sq m / 1409 sq ft

Ground Floor
Approx 57 sq m / 614 sq ft

First Floor
Approx 49 sq m / 526 sq ft

Second Floor
Approx 25 sq m / 268 sq ft

Denotes head height below 1.5m

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

ref: SLS/CPS/24/05/25OKSLS

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
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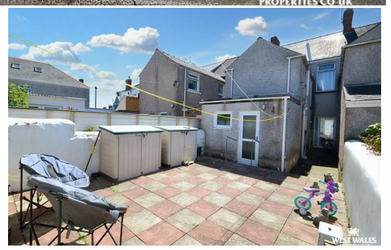
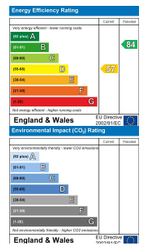
01646 698585
www.westwalesproperties.co.uk



7 Picton Road, Hakin, Milford Haven, Pembrokeshire, SA73 3DY

- Terrace House
- Two Reception Rooms
- Loft Room
- Walking Distance to Milford Marina
- Gas Central Heating
- Three Bedrooms
- Utility Room
- Walking Distance to Amenities & Transport Links
- On Road Parking
- EPC Rating D



Offers In Excess Of £140,000

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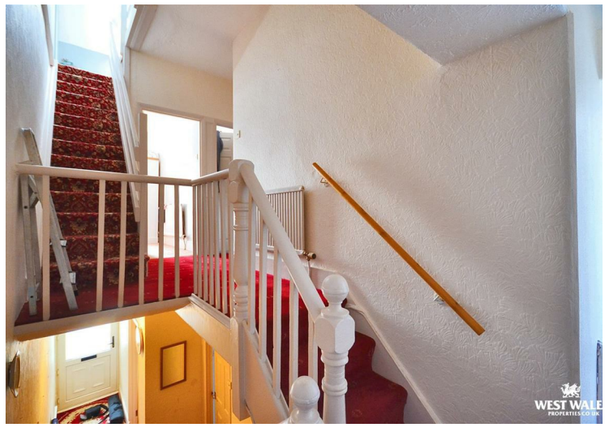
The Agent that goes the Extra Mile

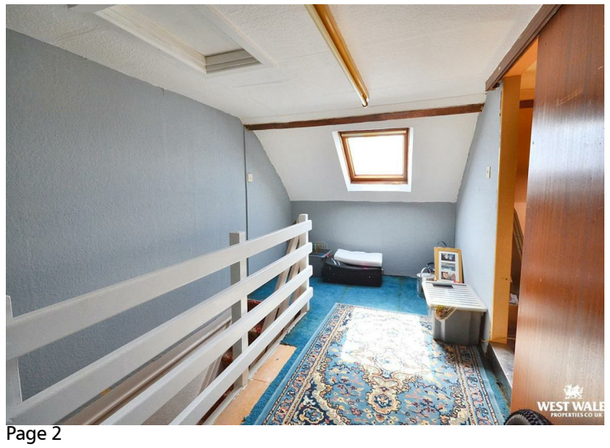


7 Picton Road, Hakin, Milford Haven - 3 Bedrooms | 2 Reception Rooms | Versatile Accommodation

Located in the heart of Hakin, Milford Haven, this spacious 3-bedroom, 2-reception property offers versatile living within walking distance of local amenities, schools, and excellent transport links. Whether you're a first-time buyer, seeking a smart investment opportunity, or considering a change of location, this well-situated home has plenty to offer.

Viewing is highly recommended to fully appreciate the potential and space this property provides.

The property offers: Vestibule, hallway, lounge, second reception room, kitchen and utility to the ground floor, the stairs lead up to three bedrooms, bathroom and a second staircase takes you to a loft room. Externally to the rear is enclosed patio garden.



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 our Milford Haven Office continue down Fulke Street and turn right onto Hamilton Terrace, follow the road taking the first left on the roundabout and proceed to take the next left on to St Annes Road, and continue on to Spikes Lane, at the the end of the road, turn left and then an immediate right on to Picton Road, the property can be found on your right. What3words#annual.lizards.juggler

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