

**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 'D'

ref: SLS/CPS/09/06/250KSL

**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**

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TELEPHONE: 01646 698585



**Bay View, 39 Picton Road, Hakin, Milford Haven, Pembrokeshire, SA73 3DY**

- Detached House
- Off Road Parking & Garage
- Edge of Town Location
- Two Reception Rooms
- Character Features
- Three Bedrooms
- Scope for a Rear Extension Subject to Permissions
- Summerhouse
- Walking Distance to Amenities
- EPC Rating C

**Offers Over £230,000**

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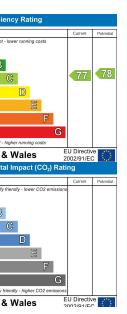
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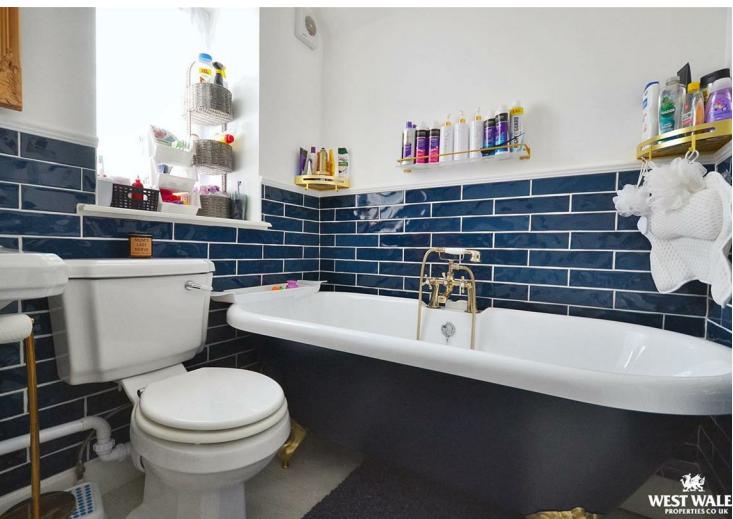
**PROTECTED**

**The Property  
Ombudsman**

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**The Agent that goes the Extra Mile**





## DIRECTIONS

From our office in Milford Haven, head down to Hamilton Terrace and turn right towards the Tesco roundabout. Take the first exit off the roundabout and then the next left heading towards Hakin. Follow the road up St Lawrence Hill. Turn left, then immediately right at the staggered crossroads and follow the road. The property can be found on your right hand side denoted by our For Sale Board. #What3words.intelligible.value.irrigated

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