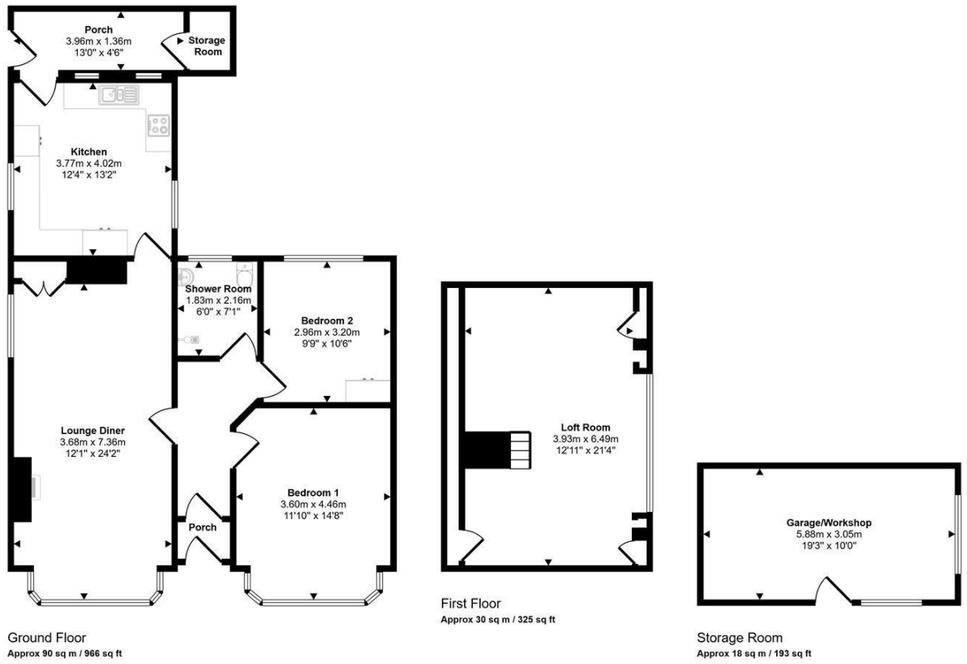
Approx Gross Internal Area
138 sq m / 1484 sq ft



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
TAX: D

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

SLS/ESL/09/25/OK

FACEBOOK & TWITTER
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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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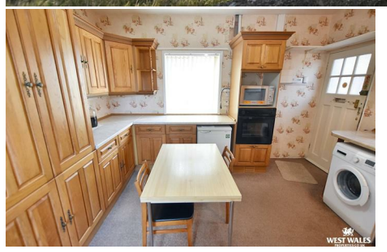
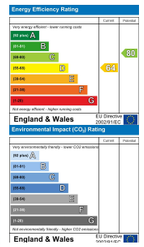


43 Hayston Avenue, Hakin, Milford Haven, Pembrokeshire, SA73 3EA

- Detached Bungalow
- Living Room/Diner
- Haven Views
- Loft Room
- No Onward Chain
- Two Double Bedrooms
- Garage To Rear
- Front And Rear Gardens
- Sought After Residential Area
- EPC Rating: D



Offers In The Region Of £225,000

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The Agent that goes the Extra Mile

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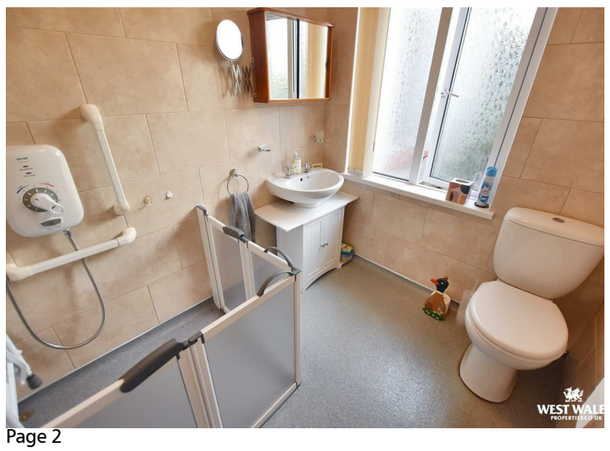

43 Hayston Avenue is a characterful detached bungalow set in an elevated position, enjoying direct views of the ever changing Milford Haven Waterway. This property dates back to 1937 and has only had two owners, retaining the character features and charm of the period.

The layout of the property briefly comprises of an entrance vestibule leading through to the hallway, which gives access to the living room/diner with a bay window and tiled fireplace housing an electric fire. The kitchen is fitted with a range of base and eye level units and has space for a breakfast table, leading through to a lean-to storage area to the rear. Bedroom one has a bay window to the front, whilst bedroom two boasts a handmade wardrobe and a vanity unit edged with mahogany from the former bank in town. A pull down ladder leads to a converted loft room, with a dormer window and ample storage and access to the eaves. The property is served by a gas boiler.

Externally, a wheelchair friendly ramp leads up to the front of the property, which is laid to lawn and positioned to take full advantage of the fantastic views. There is pedestrian side access to the rear garden, which is tiered and laid to patio for easy maintenance, with fruitful blackberry bushes. The garage leads out onto the back lane which has vehicular access and space to park a car in front of the garage doors.

With no onward chain, 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 service

DIRECTIONS

From our office in Milford Haven, continue down Fulke Street and right onto Hamilton Terrace. At the roundabout take the first left and As you cross the bridge Turn Left onto St Annes Road and continue straight ahead until you reach Waterloo Square at the top of the hill. Then Left and Immediately Right at the staggered junction onto Picton Road and take the First Left onto Hayston Avenue. 43 is at the bottom of the road on the left. Alternatively you could turn Left at Waterloo Square onto Wellington Road then take the first Right near the bottom of the road opposite the church onto Hayston avenue. At the bottom of the hill the house is the 4th one on the right. What3words.fuel.engraving.exits

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