



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.  
TAX: Band D

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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.

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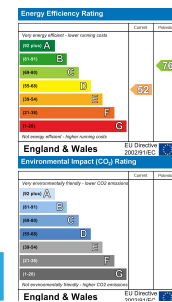


## The Oaks Nantucket Avenue, Milford Haven, Pembrokeshire, SA73 2BE

- Detached House
- Three Bedrooms
- Garden To Rear With Summerhouse
- Character Features
- Summerhouse and Outbuilding
- Very Well Presented
- Loft Room
- Off Road Parking
- Convenient To Town Centre
- EPC Rating: E

**Offers In Excess Of £220,000**

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**The Agent that goes the Extra Mile**







The Oaks is a beautifully presented detached house retaining many original features from when it was built in the 1950's. The layout of the property briefly comprises of an Entrance Vestibule with stained glass door leading into the Hallway, an open plan Lounge/Diner with solid wood flooring and both a wood-burning stove and a decorative cast iron fireplace with wooden surround, a fitted Kitchen and a Utility Room. On the first floor are Three Bedrooms, the master with a fitted wardrobe and bay window to front, and a Family Bathroom. Steps lead up to a Loft Room which could be used to work from home or an additional bedroom. Further character features include stripped panel doors and high ceilings. The property benefits from UPVC double glazing and gas central heating.

Externally there is a driveway providing off road parking, with pedestrian gated access to the side of the property To the rear is a well maintained rear garden with a block paved patio area leading onto a lawn garden. There is a block built outbuilding used currently for storage and a summer house sits on elevated decking, offering space to enjoy hobbies, or to work from home.

This is a lovely and unique family home offering versatile space. Viewing is highly recommended in order to appreciate. Milford Haven has the largest port in Wales, and the third largest port in the United Kingdom. The town also benefits from many amenities such as the Torch Theatre, a well-equipped leisure centre, a museum and many shops, boutiques, cafes and restaurants. The town is served by a number of infant and primary schools with secondary education being provided by Milford Haven School. 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 (1,600 ft). 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



### Entrance Vestibule

3'7" x 3'11" (1.11m x 1.21m)

### Lounge/Diner

10'7" x 26'1" (into bay) (3.23m x 7.97 (into bay))

### Kitchen

10'0" x 14'7" (3.07m x 4.47m)

### Utility Room

8'1" x 4'3" (2.47m x 1.30m)

### Bedroom One

15'1" x 13'11" (into bay) (4.60m x 4.26m (into bay))

### Bedroom Two

9'1" x 11'5" (2.77m x 3.50m)

### Bedroom Three

9'3" x 10'0" (2.83m x 3.07m)

### Bathroom

6'11" x 6'2" (2.11m x 1.89m)

### Loft Room

10'6" x 14'4" (3.21m x 4.37m)

### Outbuilding

14'9" x 3'11" (4.5 x 1.2)



### DIRECTIONS

From our Milford office continue to the end of Charles Street and turn right into Dartmouth Street. Pass the fish and chip shop on the left into Nantucket Avenue, where the property will be found straight ahead to the left of the junction.

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