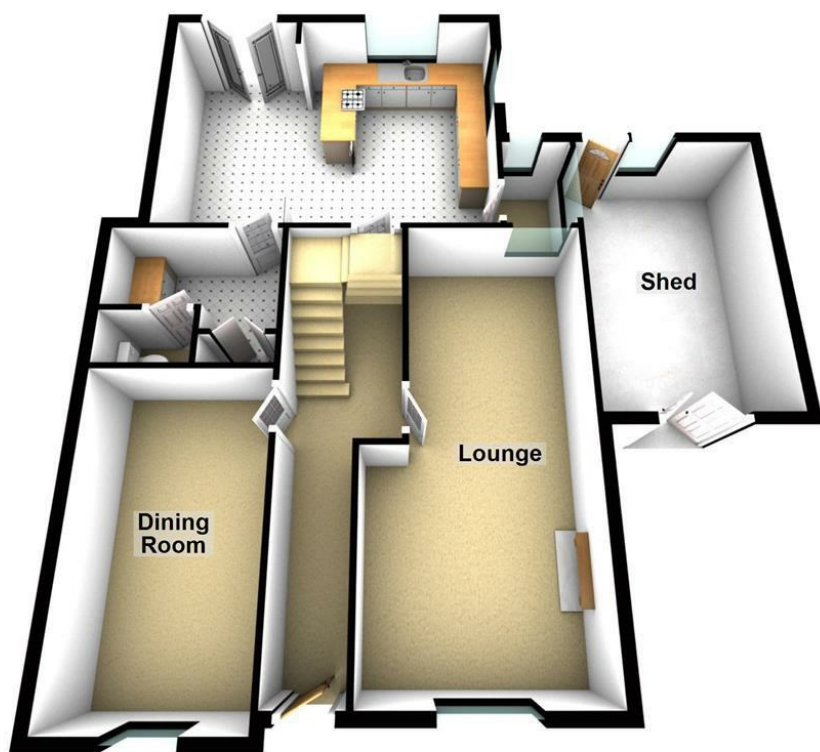


Ground Floor



First Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

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: SSG / LLT / 07 / 22/takeonok

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.

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](mailto:milford@westwalesproperties.co.uk)

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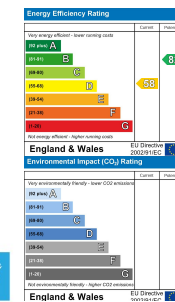


## 23 Hazelbank, Llanstadwell, Milford Haven, Pembrokeshire, SA73 1EN

- Detached House
- Open Plan Kitchen/Diner
- Utility Room with WC
- Driveway Parking
- Cul-de-Sac Location
- Two Reception Rooms
- Three Double Bedrooms
- Tiered Rear Garden
- Garage
- EPC Rating D

Offers In Excess Of £320,000

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*The Agent that goes the Extra Mile*







This well presented, detached house sit in a cul-de-sac in Hazelbeach part of the popular village of Llanstadwell. The accommodation comprises; Entrance Hall; Living Room with a log burner; an additional Reception Room; an open plan Kitchen/Diner fitted with a range of modern units; Utility Room with a WC all on the ground floor. The first floor provides three Double Bedrooms, one with an original fireplace feature, and a Family Bathroom, fitted with a modern suite. The home benefits from gas central heating and double glazing throughout.

Externally, to the front of the property, there is driveway parking and a large shed accessible via the driveway. There is an additional parking place to the front of the house. To the rear, the garden is over three tiers. The first level is paved and wraps around the side of the kitchen to a large decking area. The further two tiers are laid to lawn and provide views over the garden to the estuary beyond.

The village of Llanstadwell is well suited to anyone who likes the outdoors. The Pembrokeshire Coastal Path is on your doorstep and the Brunel Trail is just a mile away. Hazelbeach has a boat club and all of Pembrokeshire's beaches are a short drive away.



The village also has a pub and the Alumchine and Manila's restaurants are within easy distance. Haverfordwest, Pembroke Dock and Milford Haven with all their amenities are a short drive, as is the small town of Neyland. Llanstadwell also has a 15th century church, St Tudwal's

#### Living Room

11'5" x 24'2" max (3.49 x 7.39 max)

#### Utility Room

7'10" x 9'1" max (2.41 x 2.78 max)

#### Bedroom Two

11'6" x 9'1" (3.52 x 2.78)

#### Sitting Room

9'2" x 16'2" (2.80 x 4.95)

#### WC

2'10" x 4'10" (0.87 x 1.49)

#### Bedroom Three

9'2" x 10'8" (2.80 x 3.27)

#### Kitchen

14'6" x 11'6" (4.44 x 3.53)

#### Boot Room/Store

5'6" x 5'2" (1.69 x 1.59)

#### Bathroom

9'0" x 9'0" (2.75 x 2.76)

#### Dining Area

8'5" x 14'0" (2.57 x 4.27)

#### Bedroom One

12'3" x 15'5" max (3.75 x 4.71 max)



#### DIRECTIONS

Leaving the Milford Haven office, go straight down the hill to Hamilton terrace and turn left. Follow this road out of the town until you come to the traffic lights in Steynton with the Horse and Jockey pub opposite. Turn right and head for Neyland. Once at Honeyborough Roundabout take the fourth exit into Neyland. Head through the town for approximately half a mile and at the monument, turn right and go down Riverside Avenue. At the T junction at the bottom of the hill, turn right and follow this road until you see the turning on your left for Llanstadwell. Turn onto this road, over the bridge and continue for approx 0.5 miles, then turn right onto Hazelbank Hill. Take the first right hand turn onto Hazebank and the property is at the end of the cul-de-sac on your left.

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