



## Offers In The Region Of £325,000



Situated in the desirable area of Pointfields Crescent, Avalon is a charming 3 bedroom detached bungalow offering lovely views of the Cleddau estuary. The two inviting reception rooms provide ample space for relaxation and entertaining, whilst maximising the views from this elevated location. The recently added balcony extends from the Sun room to the front, providing an outside relaxing and entertainment area overlooking the water.

The property briefly comprises: entrance porch, hallway, lounge, sun room with full height windows to maximise the estuary views, kitchen, bathroom, 3 bedrooms, and benefits from gas central heating and uPVC double glazed windows. The rear garden is enclosed and mainly laid to lawn; the front is partially lawned with driveway leading to the detached garage.

For those with an eye for future possibilities, there are draft plans available for additional bedrooms and bathrooms, which would further enhance the living space while maintaining those coveted estuary views. This presents a unique opportunity to personalise the home to suit your needs.

Situated in a sought-after location, this bungalow is not only a beautiful residence but also a gateway to the vibrant community of Milford Haven. With local amenities, schools, and recreational facilities nearby, this property is perfectly positioned for both convenience and leisure.

Avalon is a must-see for anyone looking to embrace a tranquil lifestyle in a picturesque setting.

NO ONWARD CHAIN



**RK & son**  
**Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

Covering the whole of Pembrokeshire from offices in  
Haverfordwest and Milford Haven.

[www.rklucas.co.uk](http://www.rklucas.co.uk)

01437 762538 01646 695713



**RICS**







**Entrance porch**

uPVC double glazed entrance door and window to the side, tiled flooring, door to:

**Hallway**

Fitted carpet, large hall cupboard, doors to bedrooms, bathroom and

**Lounge**

Fitted carpet, fire place with electric fire. views of the Haven waterway, door to kitchen, open plan to

**Sun room**

South facing with panoramic views of the Haven waterway, new laminate flooring, full height picture windows with two doors opening to balcony. uPVC double glazed windows to the side,

**Kitchen**

Range of base and wall units with integrated oven and separate hob, cooker hood, uPVC double glazed windows to the side, side access door, vinyl flooring. Beko dishwasher, Hotpoint Aquarius washing machine, fridge freezer included.

**Bedroom 1**

Fitted carpet, uPVC double glazed window to the rear, fixed bookshelf.

**Bedroom 2**

Fitted carpet, uPVC double glazed window to the rear, fixed bookshelf, built-in storage.

**Bedroom 3**

Fitted carpet, uPVC double glazed window to the rear, fixed bookshelf, access to loft space housing the boiler.

**Bathroom**

Fully tiled, bath with overhead shower and screen, pedestal wash hand basin, close coupled toilet, vinyl flooring, uPVC double glazed window to the side.

**Balcony**

Recently completed large balcony terrace ideal for relaxing and entertaining whilst soaking up the breathtaking views, with stainless steel and glass panels.

**Garage**

Single garage with up & over door, electricity connection.

**Garden**

To the front of the property is well maintained lawned garden with hedging. A driveway to one side provides ample off-road parking. To the rear is a tiered garden with lawn, greenhouse and patio area.

**Additional Information**

Tenure: Freehold

Services: Mains electricity, gas, water & drainage

Local Authority: Pembrokeshire County Council

Council Tax: Band E

Viewing: By appointment with R K Lucas & son

Broadband: Ultrafast broadband available

Mobile coverage: Likely/limited depending on provider

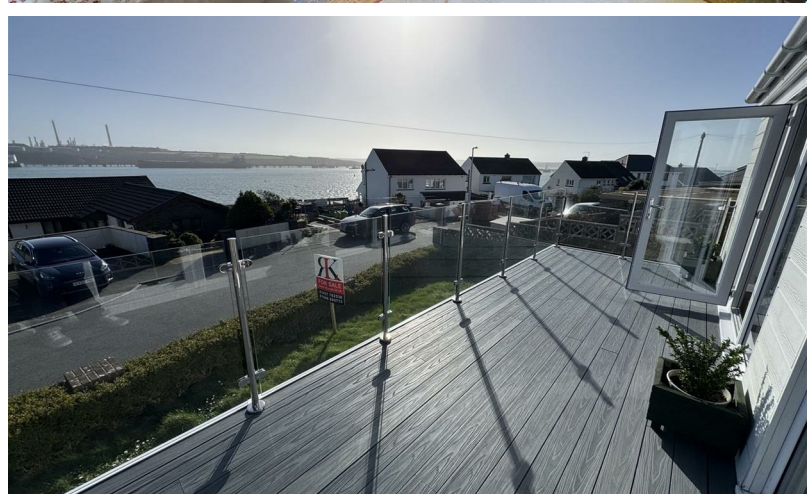
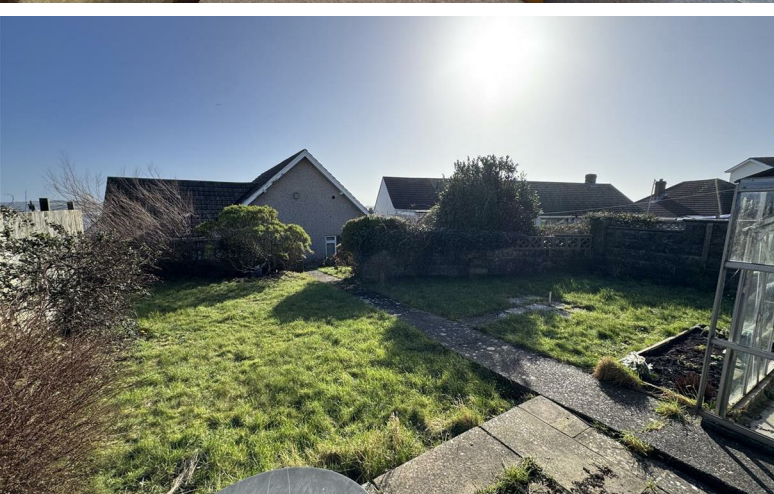
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

**Conversion**

The present owner has had plans drawn up to extend in to the loft space providing 2 bedrooms and a shower room on the first floor. Plans can be seen upon request.



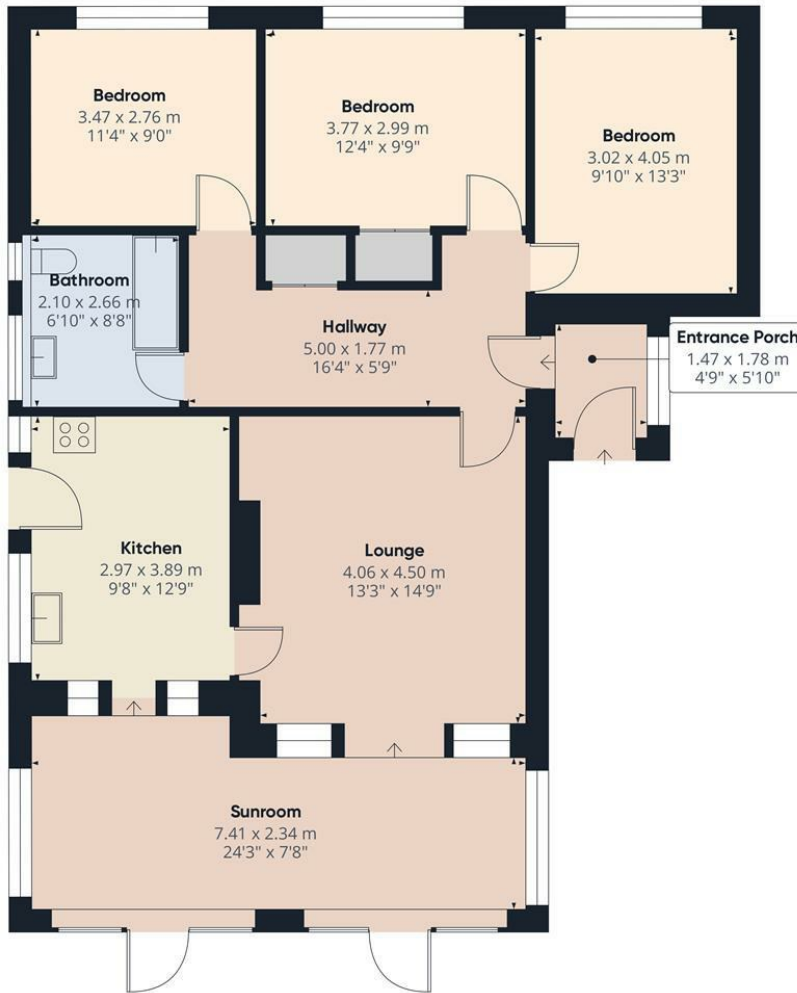




See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)







**Approximate total area<sup>(1)</sup>**  
105.41 m<sup>2</sup>  
1134.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

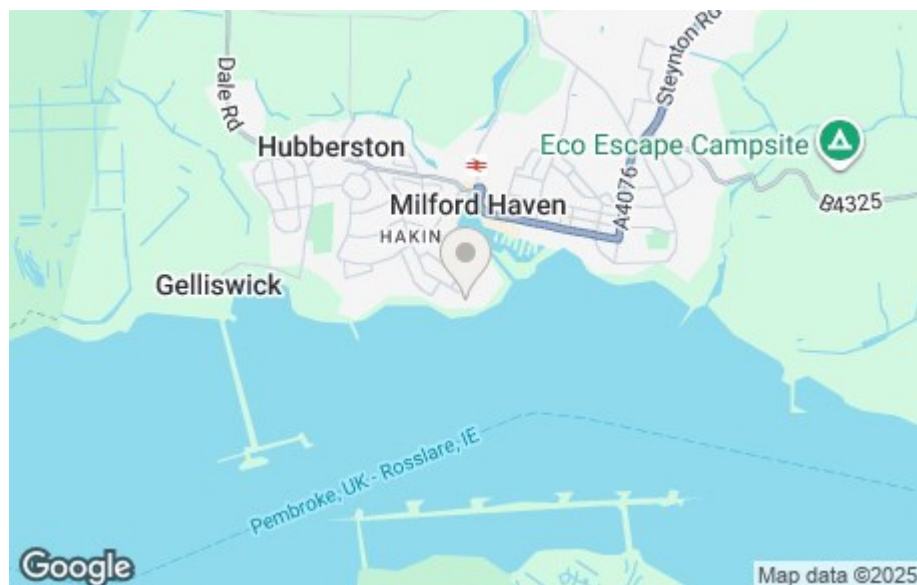
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>61</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.