

2 St. Lawrence Avenue, Hakin, Milford Haven



Offers In The Region Of £100,000



This 3-bedroom semi-detached home in St. Lawrence Avenue, Hakin, is a fantastic opportunity for those looking to take on a renovation project. Requiring modernisation throughout, the property offers excellent potential to create a wonderful family home or investment.

The house features a spacious layout with a good-sized living area, kitchen, and three bedrooms. Outside, you'll find a garden to the rear, offering potential for landscaping or expansion, along with off-road parking.

With great potential to add value, this is a must-see for those looking for a rewarding project.



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Entrance

Fitted carpet, uPVC window to the front, uPVC door with glass panel inserts

Living room

Fitted carpet, 2 x uPVC windows to the front, gas fire with decorative surround

Kitchen

Matching base and wall units, vinyl floor, uPVC window to the rear, uPVC window to the side, uPVC door with glass panel insert to the rear

Landing

Fitted carpet, uPVC window to the side

WC

Low flush toilet, vinyl flooring

Bathroom

Bath with overhead shower, hand basin, uPVC window to the rear, vinyl flooring

Bedroom 1

Fitted carpet, storage uPVC window to the front

Bedroom 2

Fitted carpet, storage, uPVC window to the rear

Bedroom 3

Storage, uPVC window to the front

Outside

To the front of the property, steps lead to the side door.

The garden is currently very overgrown but presents an excellent opportunity for landscaping and transformation into a fantastic outdoor space

Additional information

Services: All mains services connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: B

Broadband: Super fast broadband available

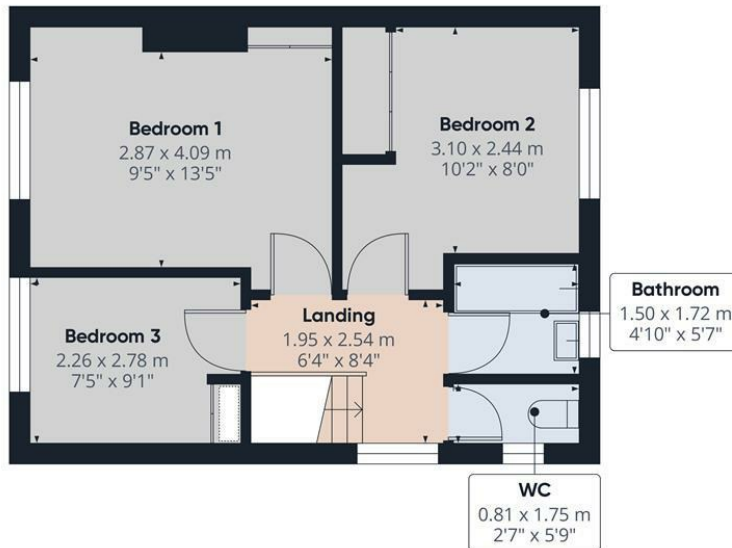
Mobile coverage: Available from a range of providers

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
75.32 m²
810.74 ft²

(1) Excluding balconies and terraces

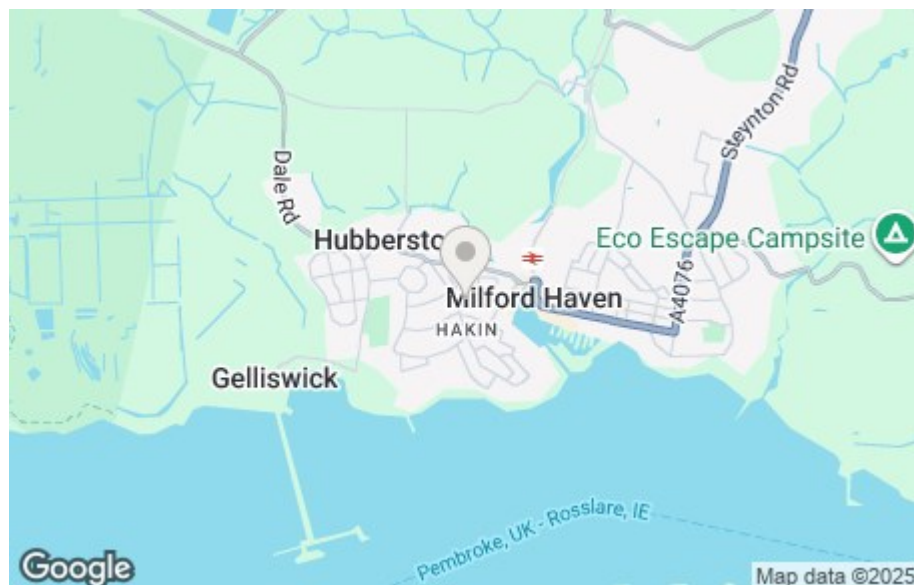
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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Energy Efficiency Rating

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



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