Avalon, Pointfields Crescent, Hakin

Offers In The Region Of £335,000

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

R K & son Lucas
PEMBROKESHIRE'S PROPERTY PROFESSIONALS

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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.

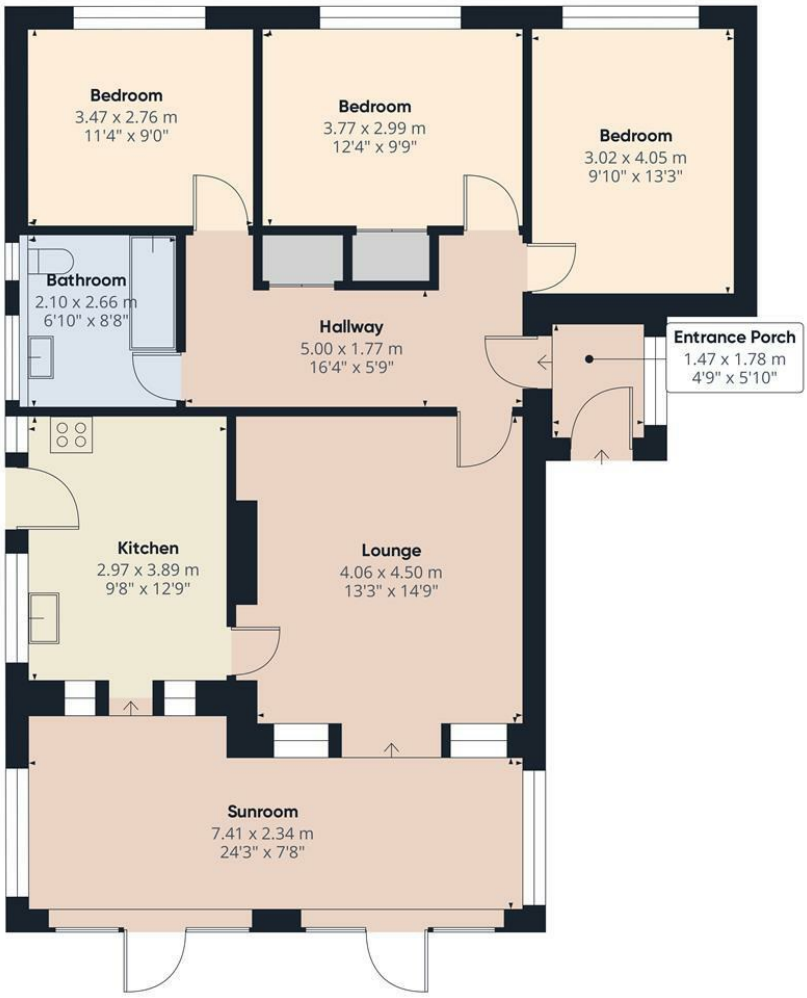
Garden
To the front of the property is well maintained lawned garden with hedging. A driveway to one side provides ample off-road parking. To the rear is a tiered garden with lawn, greenhouse and patio area.

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



Approximate total area[1]

105.41 m²

1134.62 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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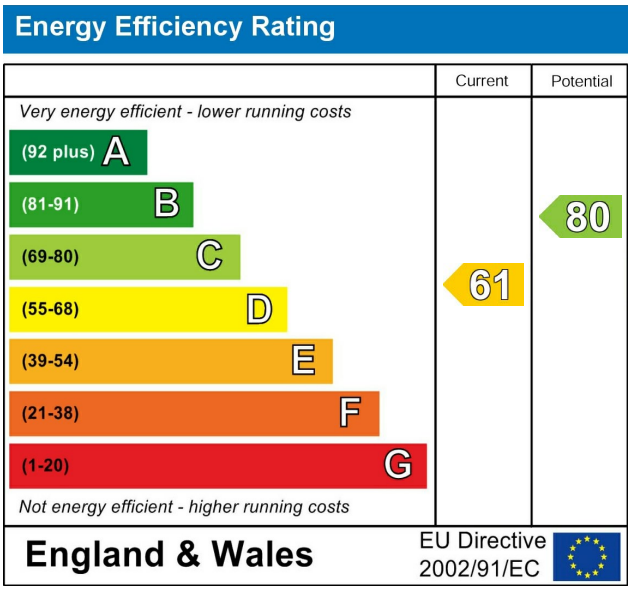

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