

3 Pointfields Crescent, Hakin



## Offers In The Region Of £280,000



This deceptively spacious 2-bedroom detached bungalow offers a fantastic opportunity for modernisation, in a sought-after residential location. The property enjoys elevated views towards the Haven Estuary and sits on a generous plot with both front and rear gardens.

Inside, the accommodation includes two large double bedrooms, a bathroom, a bright lounge, separate dining room, and a kitchen with scope for improvement and redesign. Externally, the property also benefits from a detached garage and driveway parking.

Perfect for those looking to create a personalised home or an ideal retirement property, 3 Pointfields Crescent combines potential, location, and views in one package. Early viewing is recommended.

NO ONWARD CHAIN



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**Porch**

Entrance door. Door to

**Hallway**

Parquet flooring, store cupboard.

**Lounge 13'10" x 12'10" (4.24 x 3.93)**

Bay window to front with views towards the Cleddau Estuary, stone clad fireplace, parquet flooring, door to hall, open plan to

**Dining Room 13'9" x 13'5" (4.20 x 4.10)**

Window to side, open fireplace, parquet flooring, door to hall and

**Kitchen 13'11" x 9'4" (4.26 x 2.86)**

Window to sides, door to pantry, basic range of floor and wall unit, sink and drainer, door to rear

**Rear Porch**

**Bedroom 1 13'3" x 12'9" (4.04 x 3.91)**

Bay window to front with views towards the Haven Estuary, parquet flooring, door to hall.

**Bedroom 2 11'3" x 12'9" (3.44 x 3.9)**

Window to rear, parquet flooring, door to hall.

**Bathroom 6'5" x 8'2" (1.96 x 2.50)**

Window to rear, tiled walls, 3 piece suite comprising bath, pedestal sink and wc.

**Outside**

The property is elevated from the roadside and is bordered by a walled and lawned front garden, which enjoys views towards the Haven Estuary. Steps lead to the front door.

To the rear the garden is laid to two lawned areas with a raised patio. A rear lane provides vehicular access to the garage,

**Garage 16'10" x 9'11" (5.15 x 3.04)**

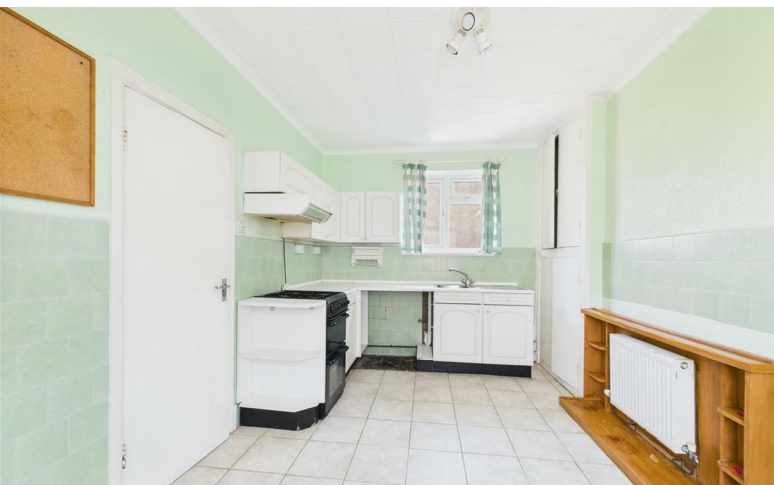
**Additional Information**

Services: All mains  
Tenure: Freehold  
Council Tax: Band E  
Local Authority: Pembrokeshire County Council

Mobile coverage: Limited/Likely depending on providers

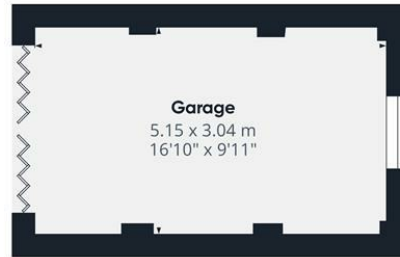
Broadband: Ultrafast Available  
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Approximate total area<sup>(1)</sup>  
111.1 m<sup>2</sup>  
1195 ft<sup>2</sup>

(1) Excluding balconies and terraces

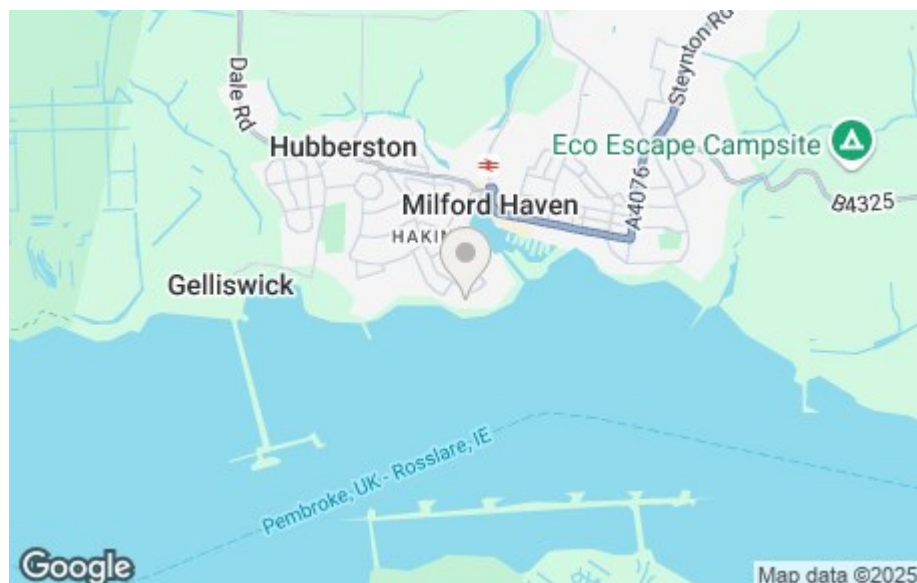
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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From Hakin Bridge roundabout, proceed over the bridge (Victoria Road) and turn left into St Anne's Road and continue until Waterloo Square. Turn left St Wellington Road and follow. Take the second right into Pointfields Crescent, and number 3 is located on the left-hand side.

### 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>50</b>	<b>79</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.