



47 Hayston Avenue,
Hakin



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Hakin | Milford Haven | SA73 3EA
OIRO: £230,000 | Freehold | EPC: D



Bryce & Co is thrilled to present this delightful three-bedroom detached dormer bungalow with no onward chain, situated in the picturesque village of Hakin. This property offers a superb opportunity for those looking to undertake an interior design project, with breathtaking views of the Cleddau estuary.

In need of modernisation, the home's interior layout is ingeniously designed to maximise natural light and estuary vistas. It features a lounge, a sunlit conservatory, and a dining room leading to a practical kitchen with an adjacent utility room. On the ground floor, there are two bedrooms and two bathrooms, while the third bedroom is accessible via a spiral staircase, boasting exceptional estuary views that make it a perfect private retreat. Additionally, there is loft space available, ideal for conversion or use as extra storage, presenting various possibilities for enhancement.

Externally, the property boasts a low-maintenance gravelled front garden adorned with a selection of shrubs and flowers, and an elevated patio area off the conservatory, perfect for outdoor entertaining while enjoying stunning views. The rear features a private courtyard and greenhouse, along with a private driveway and a detached garage, and workshop providing plentiful off-road parking.

Located in the tranquil village of Hakin in the beautiful county of Pembrokeshire, this home is perfectly suited for those seeking a peaceful lifestyle in a vibrant local community. The area offers a wonderful mix of natural beauty and cultural opportunities, with Milford Marina nearby providing a variety of dining and entertainment options. This setting is ideal for those who appreciate serene environments and are keen to explore the area's rich maritime heritage and scenic coastal paths.



Entrance Hallway

Carpet underfoot, radiator, spiral staircase leading to the viewing room / bedroom.

Lounge / Diner

6.52m x 4.18m (21'5" x 13'8")

Featuring carpet underfoot, this room includes a bay window facing the front, an electric fireplace, radiator, and shelving, enhanced by wall panelling with a picture rail surround.

Conservatory / Sun Room

4.21m x 3.73m (13'10" x 12'3")

Tiled flooring underfoot, uPVC windows with sliding door leading to patio area with panoramic views overlooking the Cleddau estuary.

Sitting Room / Dining Room

4.82m x 4.10m (15'10" x 13'5")

Carpeted with a window to the side aspect, this room features an electric fireplace with a tiled hearth and surround, cabinets with picture rail surround, integrated storage, a radiator, and shutters leading to:

Kitchen

4.82m x 2.86m (15'10" x 9'4")

Tiled flooring underfoot, the kitchen is equipped with a range of matching eye and base level units. Features include an electric oven with four-ring stove and extractor hood above, windows to the side and rear aspects, sink with draining board and pantry. Tiled splash-backs complement the space, with a radiator.

Utility Area / Hall

Features matching eye and base level units, carpet underfoot, a radiator, plumbing for a washing machine and dryer, a window to the rear aspect, and a UPVC door to the side leading to the garden.

Bathroom

3.56m x 2.57m (11'8" x 8'5")

With tiled flooring and walls, this bathroom includes a WC, a bath with a glass screen and shower over, a sink with a mirror above, a bidet, a glazed window to the rear aspect, and a radiator.

Bedroom One

4.74m x 3.17m (15'7" x 10'5")

Features carpet underfoot, fitted wardrobes, a bay window to the front offering sea views, a radiator, and a picture rail.

Bedroom Two

3.83m x 3.17m (12'7" x 10'5")

Carpet underfoot, window to the side aspect, radiator, and picture rail.

Shower Room

Vinyl flooring, tiled walls, a sink with a vanity unit below and a mirror above, WC, corner shower with glass screen, radiator and integrated storage.

Bedroom Three / Loft Room

6.02m x 3.72m (19'9" x 12'2")

Carpet underfoot, central staircase, window to the front aspect, storage cupboard, shelving, radiator, access to the loft room/storage.

Attic / Storage Room

8.28m x 6.03m (27'2" x 19'9")

Boarded and offers potential for further development or additional storage.

Garage

The garage is practical and versatile, with double doors and partition wall making it an ideal space for vehicle storage and an additional workshop / storage area.

Externally

Rear steps lead to a courtyard and greenhouse with access to the detached garage. Driveway accommodates two cars. To the front, a conservatory leads out to a patio area with a gravel section below adorned with flowers and ornaments, providing beautiful views over the water and steps down to the road.

Directions

Starting from Milford Haven, proceed along Hamilton Terrace and take a left turn at the roundabout. Continue over the bridge, then take the first left turn into St Annes Road, which leads into Spikes Lane. At the staggered crossroads, turn left and then immediately right into Picton Road. Hayston Avenue is the first turning on the left. The property can be found on the left-hand side, clearly marked by our "For Sale" board.

Additional Information

We are advised that all mains services are connected. Gas central heating.

Council Tax Band

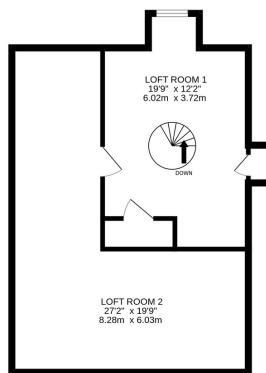
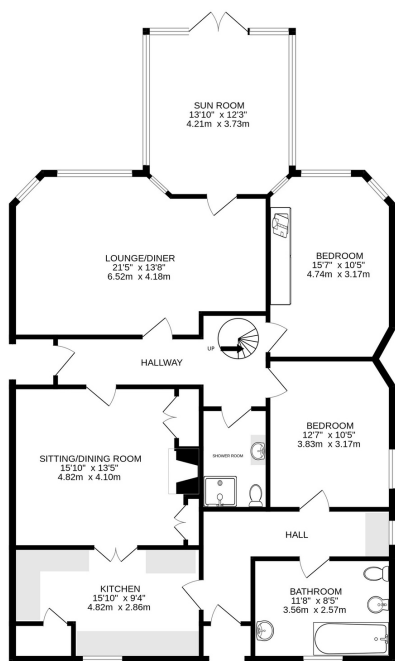
E





GROUND FLOOR
1421 sq.ft. (132.0 sq.m.) approx.

1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1977 sq.ft. (183.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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