



20 St. Lawrence Avenue
Hakin | Milford Haven | SA73 3NA
OIRO: £159,950 | Freehold | EPC: C



Introducing 20 St. Lawrence Avenue, a charming two-bedroom terraced residence situated in Hakin, on the outskirts of the picturesque town of Milford Haven. This delightful home, complete with a garage and an expansive block-paved driveway, is perfectly positioned to offer the best of local amenities to prospective first-time buyers. Upon entering, you are welcomed into a practical porch way, an ideal spot for storing shoes, coats, and everyday essentials. The heart of this home is the generously sized living / dining room, anchored by a striking fireplace with a brick hearth and surround, creating a warm and inviting atmosphere. The property has been thoughtfully extended to include a well-appointed kitchen, boasting a range of matching eye and base level units, integrated appliances, and ample space for culinary exploration.

Ascending to the upper level, the great sized master bedroom features a walk-in storage cupboard alongside fitted mirrored wardrobes that span the length of the room, exemplifying smart use of space. The second bedroom is not only spacious but also offers integrated storage and a sliding door that opens to a flat roof, presenting a potential balcony terrace for those seeking an outdoor retreat. The recently modernised shower room enhances the appeal of the residence, complete with a vanity unit, heated mirror, and a luxurious rainfall shower. The allure of this home extends to the third floor, where a converted loft room presents an ideal space for a children's games room or entertainment hub.

Externally, the property boasts a low-maintenance courtyard with artificial grass and a patio area. The inclusion of a single garage with a workshop area and rear access adds practicality. Energy efficiency is a key feature of this residence, evidenced by the installation of seven solar panels, ensuring sustainable living. Additionally, the long block-paved driveway offers ample space for multiple vehicles.



Entrance Porch

Tiled flooring, uPVC front door, two uPVC windows.

Living / Dining Room

6.06m x 5.45m (19'11" x 17'11")

Oak effect vinyl flooring, uPVC window, electric fireplace with brick hearth surround, integrated storage cupboard, tv point, two radiators, door leading to:

Kitchen

4.25m x 3.37m (13'11" x 11'1")

Tiled flooring, uPVC door leading to rear patio, two uPVC windows, range of matching eye and base level units with worktops and tiled splash backs, plumbing for dryer/washing machine, integrated dishwasher, range cooker with extractor hood, radiator.

Bedroom One

5.04m x 3.10m (16'6" x 10'2")

Carpeted flooring, two uPVC windows, fitted mirrored wardrobes, walk in storage cupboard with fitted shelves and hanging rail, radiator.

Bedroom Two

3.25m x 2.96m (10'8" x 9'9")

Carpeted flooring, uPVC sliding door leading to flat roof, integrated storage cupboards, Vaillant boiler, radiator.

Shower Room

2.21m x 1.84m (7'3" x 6'0")

Tiled flooring, tiled walls, two uPVC glazed windows, sink with vanity unit below, wc, electric heated mirror with light, heated towel rail, walk-in shower with glass screen and rainfall shower head, extractor fan.

Loft Room

5.45m x 2.64m (17'11" x 8'8")

Oak effect laminate flooring, two velux windows, eave storage cupboards, electric radiator.

Garage

4.85m x 4.40m (15'11" x 14'5")

Single garage with block partition for workshop/storage

Externally

The property boasts a low-maintenance patio area, complete with artificial grass and storage shed. The garage offers versatile space for additional storage, workshop space or secure vehicle parking. The front of the property greets visitors with a large block paved driveway with room for multiple vehicles.

Directions

Drive southwest on St Peters Road/A4076 towards Milford Haven. Proceed through the traffic lights, passing the Horse and Jockey pub on your left-hand side. Continue along Steynton Road, passing Lidl on your right-hand side. Follow this road until you reach the roundabout, taking the first exit towards Hakin. Continue along this road and proceed up the hill, taking the first turning on your left onto James Street. Turn right at the end of the road, proceed 100 yards and the property can be found on your left-hand side.

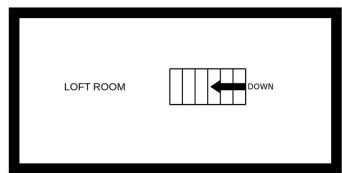
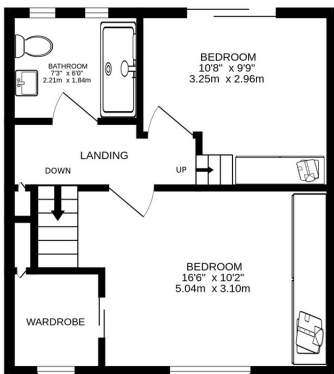
Services

Mains water/drainage, gas central heating, solar panels.

Council Tax

Band - B





TOTAL FLOOR AREA : 1040 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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	84
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

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