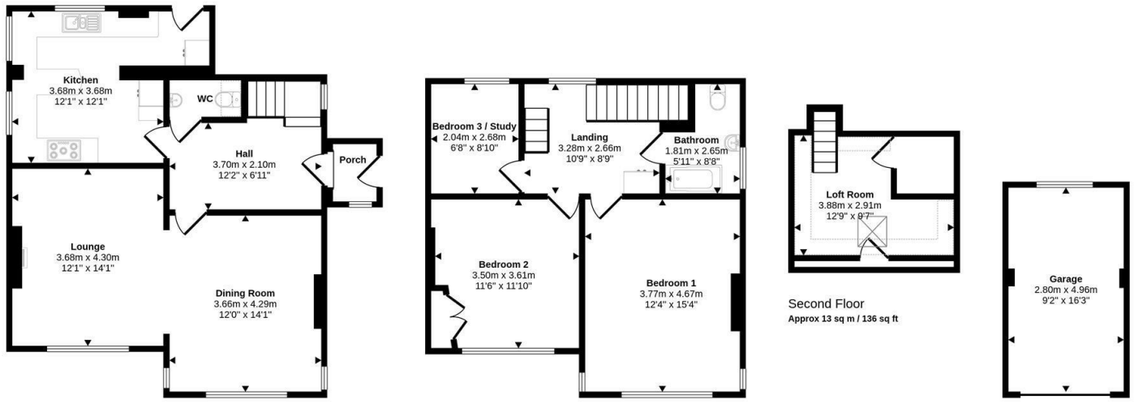
Approx Gross Internal Area
141 sq m / 1514 sq ft



Ground Floor
Approx 63 sq m / 673 sq ft

First Floor
Approx 52 sq m / 555 sq ft

Second Floor
Approx 13 sq m / 136 sq ft

Garage
Approx 14 sq m / 150 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Gas and Electric

ref: AJW/CFH/09/26/OK/CFH

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

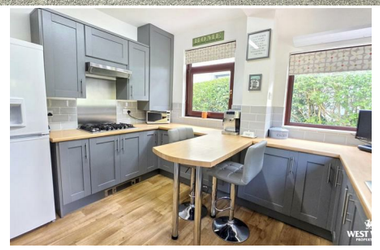
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
TELEPHONE: 01646 698585

01646 698585
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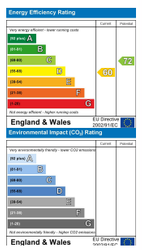




41 Picton Road, Hakin, Milford Haven, Pembrokeshire, SA73 3DY

- Detached Family Home
- No Onward Chain
- Modern Kitchen
- Garden To Front And Rear
- Gas CH & Double Glazing
- Three Bedrooms Plus Loft Room
- Two Reception Rooms
- Bathroom & WC
- Driveway & Detached Garage
- EPC: D

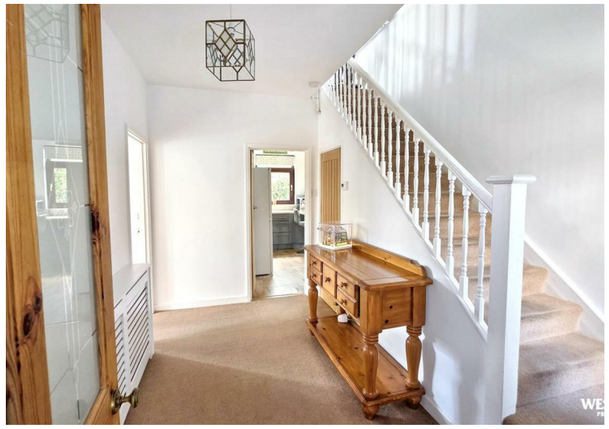
Offers In Excess Of £250,000



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The Agent that goes the Extra Mile

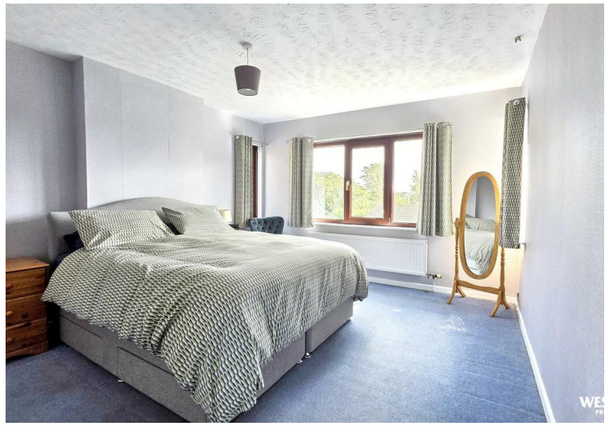






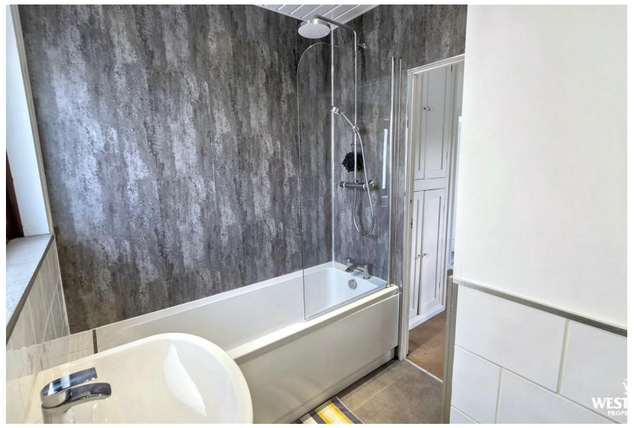














Situated in the sought-after Hakin area of Milford Haven, located within easy reach of Hakin's local amenities, schools and Milford Haven town centre and Marina. 41 Picton Road is a detached family home offering well-proportioned accommodation, original character features and established gardens. Arranged over three floors, the property combines two reception rooms, three bedrooms and a versatile loft room with off-road parking and a detached garage.

The accommodation is entered through a porch into the entrance hallway, where a feature staircase and original parquet flooring beneath the carpets add to the character of the home. A ground-floor WC is accessed from the hallway, along with the dining room, which opens through to the lounge. The lounge features an original brick fireplace with a gas fire, creating a focal point to the room. The kitchen, which has been extended over time, overlooks the garden and is fitted with a range of grey wall and base units, wood-effect worktops and a breakfast bar. It also houses the gas combination boiler and provides access to the patio and garden.

The first floor comprises two double bedrooms, a third bedroom which could alternatively be used as a study, and a family bathroom. A further staircase leads to the loft room, currently used as a snug, offering additional flexibility for a variety of uses. The property also benefits from useful storage throughout, gas central heating, double glazing and sola panels. No Onward Chain.

Externally, the property occupies an established plot with a driveway providing off-road parking and access to the detached garage. The front garden is laid to lawn with mature planting, while access to either side of the house leads to the enclosed garden, which features lawned areas, a patio, raised borders and a garden shed. The garden provides space for outdoor seating, gardening and family activities, with mature hedging and trees contributing to its private setting. Viewing is highly recommended!







DIRECTIONS

From our West Wales Properties office in Charles Street, proceed along Charles Street and turn left onto Hamilton Terrace. Continue towards Hakin, taking the first exit at the roundabout and crossing Hakin Bridge. Turn left onto St Anne's Road and continue to the crossroads. Proceed straight across onto Picton Road, where No. 41 can be found on the right-hand side, identified by our For Sale board. What3words: ///cello.composed.conqueror

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.