



3 Pointfields Crescent, Hakin

£245,000 Freehold

Spacious 2-bed detached bungalow with estuary views, front and rear gardens, garage, and driveway. Great modernisation opportunity. No onward chain. Sought-after location.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Views towards the Estuary
- Deceptively Spacious
- NO CHAIN
- 2 reception rooms
- In need of modernisation
- Detached 2 bedroom bungalow

Porch

Entrance door. Door to

Hallway

Parquet flooring, store cupboard.

Lounge

Dimensions: 4.24 x 3.93 (13'10" x 12'10"). Bay window to front with views towards the Cleddau Estuary, stone clad fireplace, parquet flooring, door to hall, open plan to

Dining Room

Dimensions: 4.20 x 4.10 (13'9" x 13'5"). Window to side, open fireplace, parquet flooring, door to hall and

Kitchen

Dimensions: 4.26 x 2.86 (13'11" x 9'4"). Window to sides, door to pantry, basic range of floor and wall unit, sink and drainer, door to rear

Rear Porch**Bedroom 1**

Dimensions: 4.04 x 3.91 (13'3" x 12'9"). Bay window to front with views towards the Haven Estuary, parquet flooring, door to hall.

Bedroom 2

Dimensions: 3.44 x 3.9 (11'3" x 12'9"). Window to rear, parquet flooring, door to hall.

Bathroom

Dimensions: 1.96 x 2.50 (6'5" x 8'2"). Window to rear, tiled walls, 3 piece suite comprising bath, pedestal sink and WC.



Rear Porch
1.19 x 0.90 m
3'11" x 2'11"

Outside Store
1.58 x 0.93 m
5'2" x 3'0"

Kitchen
4.26 x 2.82 m
13'11" x 9'3"

Bathroom
1.96 x 2.50 m
6'5" x 8'2"

Dining Room
4.20 x 4.10 m
13'9" x 13'5"

Bedroom 2
3.44 x 3.90 m
11'3" x 12'9"

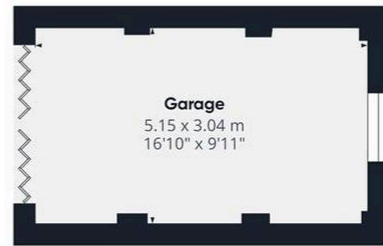
Hallway
1.36 x 4.14 m
4'5" x 13'6"

Living Room
4.24 x 3.93 m
13'10" x 12'10"

Bedroom 1
4.04 x 3.91 m
13'3" x 12'9"

Porch
1.33 x 1.04 m
4'4" x 3'4"

Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
111.1 m²
1195 ft²

(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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You can include any text here. The text can be modified upon generating your brochure.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 50 | 79 |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 47 | 64 |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |