



## 12 Pointsfield Crescent

Hakin, Milford Haven, Pembrokeshire, SA73 3DA

Guide Price Of £575,000 | Freehold | EPC: D



Set in an elevated position within the sought-after area of Pointfields Crescent in Hakin, this exceptional family home has been thoughtfully extended and upgraded to create a striking waterside residence, enjoying panoramic estuary views and a superb walk-out balcony. Proudly forming part of the “*Exclusive Collection*” by Bryce & Co, this is a home that delivers both presence and practicality in equal measure.

Owned by the current vendors for almost a decade, the property has evolved to suit modern family life, with careful consideration given to both layout and finish. From the moment you step inside, a beautifully appointed kitchen with natural light from the rear immediately draws your attention. The space is fitted with sleek cabinetry, solid oak worktops, copper splash backs and a range of high-spec Neff appliances, including an induction hob, eye-level double oven with warming drawer and integrated dishwasher. Positioned to the rear, the main living space is a standout feature. An expansive lounge is framed by full-length sliding glazed doors, opening directly onto the balcony and capturing uninterrupted views across the estuary. The connection between inside and out works effortlessly here, creating a setting well suited to both everyday living and entertaining. The balcony itself provides ample room for seating and dining, enclosed by a glass balustrade that ensures the outlook remains uninterrupted. The ground floor accommodation continues with a generously sized dining room, along with utility space and a versatile double bedroom currently used as an office. A contemporary shower room sits alongside, designed with accessibility in mind.

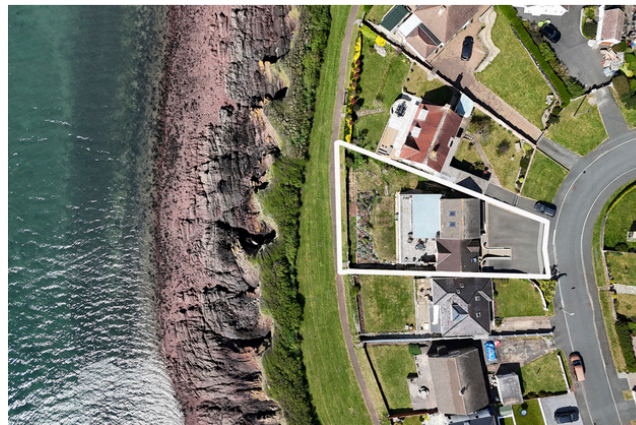
Upstairs, a spacious landing offers a natural break in the layout and lends itself well to a reading or seating area. The principal bedroom is particularly impressive, with french doors and full-height apex glazing opening out to a glass balustrade, perfectly positioned to take in the water views. En-suite facilities are in place, finished with a modern suite and a distinctive jacuzzi plunge bath. Three further double bedrooms are arranged across this level, all well proportioned and filled with natural light, along with a stylish family bathroom featuring a roll top bath. The top level has been converted to provide an additional large double bedroom, where exposed beams and velux windows enhance both character and outlook.

Externally, the property is approached via a private tarmac driveway providing ample off-road parking. The frontage is defined by dwarf walling and timber cladding detail, while pathways lead around to the rear garden. The garden itself is tiered and predominantly laid to lawn, complemented by established planting and enclosed boundaries. A gateway provides access to a lower footpath, with the estuary forming a constant backdrop. Beneath the balcony, a block-built storage area offers practical use with scope for conversion, subject to the necessary consents.

The location within Hakin places the property within easy reach of Milford Haven, a well-established coastal town offering a comprehensive range of amenities. These include a selection of shops, supermarkets, cafés and restaurants, along with schooling for all ages and essential services. The marina remains a focal point of the area, providing an active waterfront environment with leisure facilities, dining options and coastal walks. The surrounding coastline and nearby beaches further enhance the setting, making this a well-connected and highly regarded location.

### Agents Comments

*"A well-considered home in a position that is difficult to replicate, this property has been carefully adapted to take full advantage of its elevated setting and uninterrupted estuary outlook. The rear elevation, in particular, has been designed with purpose, creating a strong visual connection to the water and allowing the principal living space to fully engage with its surroundings. The overall arrangement offers a high degree of flexibility, with accommodation that will suit a range of requirements, including family living, multi-generational occupation or those seeking dedicated workspace within the home. The provision of a bedroom and shower room on the ground level adds to its practicality, while the upper floors provide well-proportioned and balanced accommodation throughout."*



### Entrance Hallway

Tiled flooring extends underfoot on entry via a uPVC front door, with the hallway providing access through to the kitchen. Doors lead off to the wet room and reception spaces.

### Kitchen

**6.18m x 2.99m (20'3" x 9'10")**

Tiled flooring continues throughout, complementing a range of sleek matching eye and base level units with solid worktops, upstands and copper splash backs. Integrated appliances include a Neff dishwasher, Neff eye-level double oven with warming drawer, induction hob with hot plate and extractor above. An inset 1.5 stainless steel sink with drainer is positioned beneath a window to the fore aspect, with additional space for a freestanding fridge freezer.

### Dining Room

**6.18m x 3.63m (20'3" x 11'11")**

Engineered oak flooring runs throughout this well-proportioned reception space, offering ample room for a large dining table. Windows to the side aspect allow for good natural light, with glazed double doors opening through to the lounge / sun room. A further door leads to a porch / boot room, providing practical additional access from the fore. A staircase rises to the upper level.

### Lounge / Sun Room

**7.84m x 4.55m (25'9" x 14'11")**

Tiled flooring enhances this spacious and light-filled reception area, with full-length sliding glazed doors spanning the rear elevation, opening directly onto the balcony and making the most of the estuary views. The layout lends itself particularly well to indoor and outdoor living and entertaining, with ample space for a range of seating arrangements. An electric fireplace with surround creates a focal point, with wall-mounted television connections in place. French doors provide additional access to the side balcony. The balcony area offers ample space for outdoor furniture and is enclosed by a glass balustrade, allowing uninterrupted views across the estuary. A side gate leads to steps descending to the rear garden.





### **Utility Room**

**2.41m x 1.39m (7'11" x 4'7")**

Vinyl flooring underfoot, with fitted eye and base level units and worktop over incorporating a stainless steel sink. Plumbing is in place for a washing machine and tumble dryer. A window to the rear enjoys estuary views.

### **Office / Bedroom**

**3.41m x 2.91m (11'2" x 9'6")**

Engineered oak flooring continues throughout, with the room currently utilised as an office but easily accommodating use as a further double bedroom. A window looks out to the fore aspect.

### **Shower Room**

**3.06m x 1.57m (10'1" x 5'2")**

Tiled flooring and walls create a clean and practical finish within this accessible wet room, designed with wider door access. The suite comprises WC, wash hand basin set within a vanity unit with mirrored cabinet above, and a walk-in electric shower positioned beneath a skylight.



### **Landing**

Carpet underfoot extends across a spacious landing, providing access to the bedrooms and family bathroom, with a staircase rising to the second level. A window to the fore aspect allows for natural light.

### **Master Bedroom**

**5.56m x 3.68m (18'3" x 12'1")**

Carpeted flooring enhances this well-proportioned double bedroom, with French doors and apex glazing to the rear drawing in elevated estuary views. There is ample space for a full range of bedroom furniture.

### **En-Suite**

**2.97m x 2.25m (9'9" x 7'5")**

Vinyl flooring underfoot, with the suite comprising WC, wash hand basin set within a vanity unit, and additional fitted storage with worktop over. A plunge bath with shower attachment is set against a tiled surround, with a velux window to the fore aspect.

### **Family Bathroom**

**3.31m x 2.97m (10'10" x 9'9")**

Vinyl flooring continues, with the suite comprising WC, wash hand basin set within a vanity unit, and fitted storage units. A roll top bath with shower attachment sits beneath a window to the fore aspect.

### **Bedroom Two**

**3.51m x 2.99m (11'6" x 9'10")**

Carpet underfoot, with this double bedroom enjoying a rear aspect window framing estuary views. Ample space is available for bedroom furniture.

### **Bedroom Three**

**3.63m x 2.53m (11'11" x 8'4")**

Oak effect flooring runs throughout this double bedroom, with dual aspect windows to the side and rear capturing further estuary views and ample space for additional bedroom furnishings.

### **Bedroom Four**

**3.95m x 2.66m (13'0" x 8'9")**

Oak effect flooring extends across this double bedroom, with windows to the side and fore aspects providing natural light and ample space for additional bedroom furnishings.

### **Bedroom Five**

**6.63m x 4.13m (21'9" x 13'7")**

A staircase rises to the top floor, where carpeted flooring complements this spacious double bedroom, featuring exposed beams and velux windows to the rear aspect with estuary views. Ample space is available for bedroom furniture.

### **Additional Information**

We have been advised that all mains services are connected.

### **What3Words**

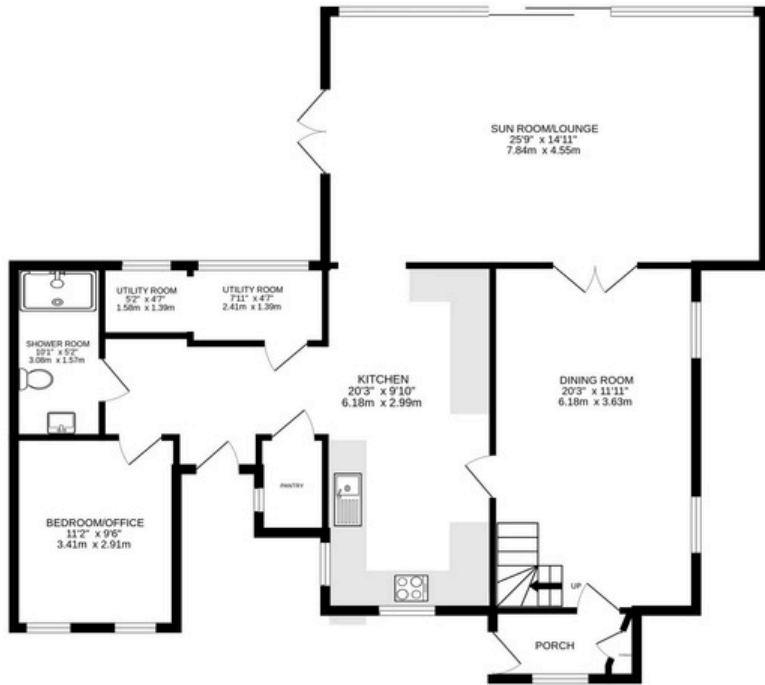
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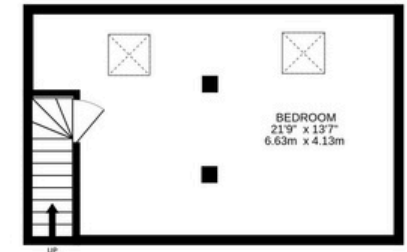
GROUND FLOOR  
1180 sq.ft. (109.6 sq.m.) approx.



1ST FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



2ND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 2322 sq.ft. (215.7 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

12 Pointfields Crescent  
Hakin, Milford Haven, SA73 3DA  
Guide Price Of £575,000

## Enquire



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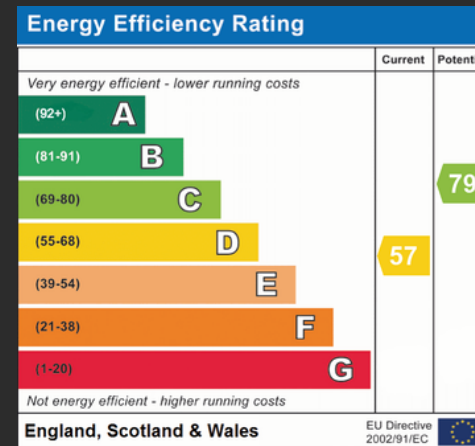
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## Energy Performance Rating



**What3Words**

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