



**WEST
WALES
FINEST
PROPERTIES**

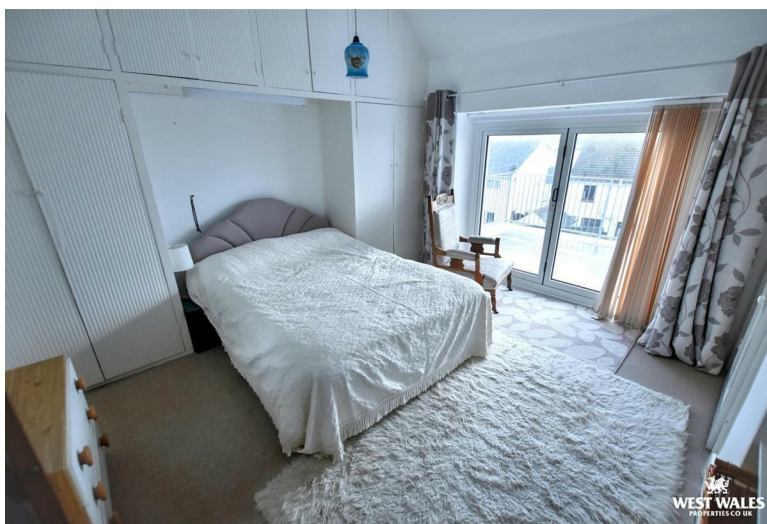
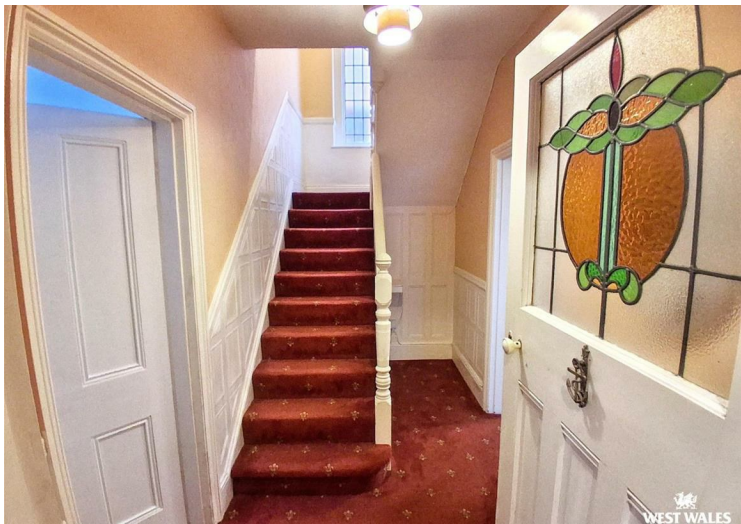


Energy Efficiency Rating		Current	Potential
Very energy efficient, lower running costs			
100 kWh/m ² A	100 kWh/m ² C		
80 kWh/m ² B	80 kWh/m ² D		
60 kWh/m ² C	60 kWh/m ² E		
40 kWh/m ² D	40 kWh/m ² F		
20 kWh/m ² E	20 kWh/m ² G		
0 kWh/m ² F			
Not energy efficient, higher running costs			
England & Wales		EU Directive 2010/31/EC	
Environmental impact (CO ₂) Rating		Current	Potential
Very environmentally friendly, lower CO ₂ emissions			
100 g/kWh A	100 g/kWh C		
80 g/kWh B	80 g/kWh D		
60 g/kWh C	60 g/kWh E		
40 g/kWh D	40 g/kWh F		
20 g/kWh E	20 g/kWh G		
0 g/kWh F			
Not environmentally friendly, higher CO ₂ emissions			
England & Wales		EU Directive 2010/31/EC	



The Agent that goes the Extra Mile





Welcome to 74 Wellington Road. This fantastic detached family home dates back to 1908 and has been owned by the same family for almost 100 years! With original features and period charm, this property is a must see for someone looking for a traditional and unique family home!

The layout of the property briefly comprises of an entrance vestibule with tiled flooring and stained glass porthole window, leading through to the entrance hallway. The living room boasts a bay window and feature fireplace, there is an open plan dining room/sitting room with a door leading out to the garden. A kitchen with feature china pantry is supported by a generous utility room, and there is an accessible wet room on the ground floor. On the first floor, a landing with airing cupboard leads through to three double bedrooms and a family bathroom. One bedrooms boasts a bi-folding window leading to a roof terrace, where views of the Milford Haven waterway can be enjoyed! The property is served by original glazed windows with secondary glazing and gas fired central heating.

Externally, there is a driveway to the front providing off road parking for two cars. A pedestrian gate leads to the rear garden which is walled, laid to lawn with a hardstanding area for patio furniture or a shed, and there is pedestrian access to a back lane.

With the further appeal of no onward chain, viewing is highly recommended!

Milford Haven has the largest port in Wales and the third-largest port in the United Kingdom. It also has a popular Marina with accompanying Restaurant, Wine Bar, and boutique shops. The town itself has a historic late 18th and 19th centuries core based on a grid pattern, located between Hubberston Pill and Castle Pill and extending inland for 500 metres. Milford Haven's 20th-century expansion took in several other settlements. Hakin and Hubberston are older and situated to the west of the main town.



DIRECTIONS

From our Milford Haven Office, continue down Charles Street, at the junction turn left towards Hamilton Terrace. Turn right at the bottom of the hill, then at the roundabout take the first exit towards Hakin. Take the right-hand turn onto Waterloo road and follow the road down, progressing onto Wellington Road. The property will be found on the right hand side. What3Words:///motored.enrolling.noted

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