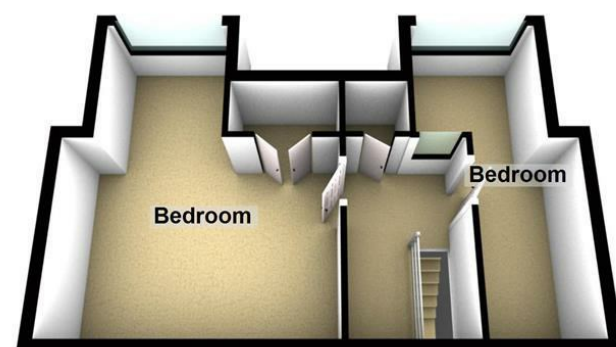


Ground Floor



First Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

View: By appointment with the Agents.
Services: We have not checked or tested any of the Services or Appliances.
Tenure: We are advised: Freehold
Tax: Band: E

AGENTS NOTES We would respectfully ask you to call our office before you view this property internally or externally

SSG/AMR/11/21/OK291121SSG

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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.

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

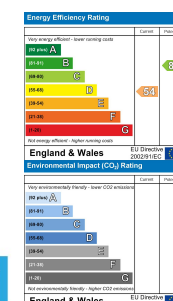


Point View Wellington Road, Hakin, Pembrokeshire, SA73 3BY

- DETACHED DORMER BUNGALOW
- ESTUARY VIEWS
- SIZABLE REAR GARDEN
- DRIVEWAY PARKING
- ORIGINAL FEATURES
- FOUR BEDROOMS
- 16' LOUNGE
- GAS CENTRAL HEATING
- DECEPTIVELY LARGE
- EPC RATING E

Offers In Excess Of £300,000

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The Agent that goes the Extra Mile



***** SEA VIEWS *****

A detached dormer bungalow in a popular residential area and enjoying far-reaching views of the Milford Haven estuary. With four bedrooms and a sizable rear garden, this property would make an ideal family home. The accommodation briefly comprises; Entrance hall, lounge enjoying views over the rear garden and estuary, kitchen, utility room, WC, a wet room, and two double bedrooms on the ground floor. Stairs lead up to a further two bedrooms, both with lovely views over the Milford Haven Waterway. The bedrooms further benefit from walk-in loft space and ample storage cupboards. The ground floor hall, lounge, and bedrooms have beautiful parquet flooring and could lend themselves to being used for other means, a home office perhaps, or a dining room, the choice is yours.

Externally, there is a small lawned garden to the front of the property and gated driveway parking to the side. To the rear, the sizable garden is mostly laid to lawn with shrubs and a greenhouse, bordered by a fence either side and a hedge on the rear boundary. There is also the potential for a new dwelling to be erected in the grounds, subject to the necessary planning permissions.

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. The town also benefits from a variety of shops and supermarkets, leisure centre, primary and secondary schools, and the Torch Theatre and Cinema.



HALLWAY

LOUNGE
16'8 x 14'9 (5.08m x 4.50m)

KITCHEN
9'9 x 11'6 (2.97m x 3.51m)

UTILITY ROOM
6' max x 8'4 (1.83m max x 2.54m)

WC

BEDROOM
12'4 x 11'8 (3.76m x 3.56m)

BEDROOM
11'10 x 9'9 (3.61m x 2.97m)

WET ROOM
5'5 x 8'1 (1.65m x 2.46m)

LANDING

BEDROOM
6'9 max x 16'9 max (2.06m max x 5.11m max)

BEDROOM
14'7 max x 16'10 max (4.45m max x 5.13m max)



DIRECTIONS

From our office in Milford Haven follow the seafront along until you reach the roundabout by the docks. Take the first left, go over the bridge and take the first left again heading for Hakin. Once at the T-junction at the top, turn left into Wellington Road and continue on this road almost to the very end. Pass the turning on the right to Wellington Gardens and the property can be found on the right-hand side.

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