Approx Gross Internal Area
124 sq m / 1340 sq ft

Basement
Approx 9 sq m / 98 sq ft

Ground Floor
Approx 59 sq m / 632 sq ft

First Floor
Approx 57 sq m / 610 sq ft

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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band E

We would respectfully ask you to call our office before you view this property internally or externally
AJW/CFH/07/26/DRAFT 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
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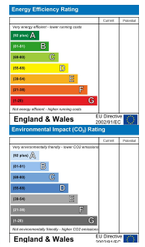
01646 698585
www.westwalesproperties.co.uk

62 Wellington Road, Hakin, Milford Haven, SA73 3BX

- DETACHED THREE BEDROOM HOME
- OPEN PLAN LOUNGE / DINER
- BATHROOM & SHOWER ROOM
- BASEMENT STORAGE
- OFF STREET PARKING
- ELEVATED WATERWAY VIEWS
- KITCHEN
- ENCLOSED REAR GARDEN & PATIO
- CONVENIENT LOCATION
- EPC: TBC



Price £300,000

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The Agent that goes the Extra Mile

Occupying an elevated position in Hakin, this desirable three-bedroom detached home enjoys impressive views across the Milford Haven Waterway, together with an enclosed rear garden and useful basement.

The property is entered through a porch, where there is the added convenience of a ground-floor shower room / WC. From here, the accommodation opens into a well-proportioned lounge / diner, providing defined areas for both living and dining. Multiple windows allow plenty of natural light into the room, which also features a fireplace and staircase rising to the first floor. To the rear is a fitted kitchen, comprising a range of cream wall and base units with wood-effect work surfaces, space for appliances and a curved breakfast bar. A door provides direct access to the rear garden.

The first floor provides three bedrooms and the family bathroom. The main bedroom benefits from a bay-style arrangement of windows, while another of the bedrooms enjoys an elevated outlook across the water and surrounding coastline. The family bathroom is fitted with a bath with shower over, WC and wash hand basin. An additional feature of the property is the basement, accessed externally and providing useful storage space.

Externally, the front of the property has a gravelled area with gated access leading alongside the house. To the rear is an enclosed garden with a paved patio seating area, lawn and stone boundary wall. With its three bedrooms, open-plan lounge / diner, ground-floor shower room, basement, enclosed garden and far-reaching water views, this property offers a versatile home within reach of Milford Haven town centre, marina and local amenities. Viewing is recommended to appreciate the accommodation and elevated water views this property has to offer.

DIRECTIONS

From West Wales Properties on Charles Street, proceed down Charles Street and at the junction turn left towards Hamilton Terrace. Continue along Hamilton Terrace and cross Hakin Bridge. At the roundabout take the first exit towards Hakin, then turn right onto Waterloo Road. Follow the road downhill, continuing onto Wellington Road. Proceed along Wellington Road where 62 Wellington Rd will be found on the right-hand side, close to the junction with Nelson Avenue, as identified by our West Wales Properties For Sale board. What3words: ///fuses.targeted.button

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