Approx Gross Internal Area
88 sq m / 946 sq ft



Ground Floor
Approx 48 sq m / 512 sq ft

First Floor
Approx 40 sq m / 434 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 D

We would respectfully ask you to call our office before you view this property internally or externally
ACL/MSH/11/26/DRAFT

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
EMAIL: milford@westwalesproperties.co.uk
TELEPHONE: 01646 698585

01646 698585
www.westwalesproperties.co.uk



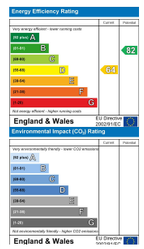






34 Wellington Road, Hakin, Milford Haven, Pembrokeshire, SA73 3BT

- Semi Detached Property
- Elevated Waterway Views
- Extra Parking Space at Rear
- Enclosed Rear Garden & Patio
- Close to Amenities.
- Three Bedrooms
- Off Street Parking
- Garage/Workshop at Rear
- Open Plan Lounge/Diner
- EPC Rating: D



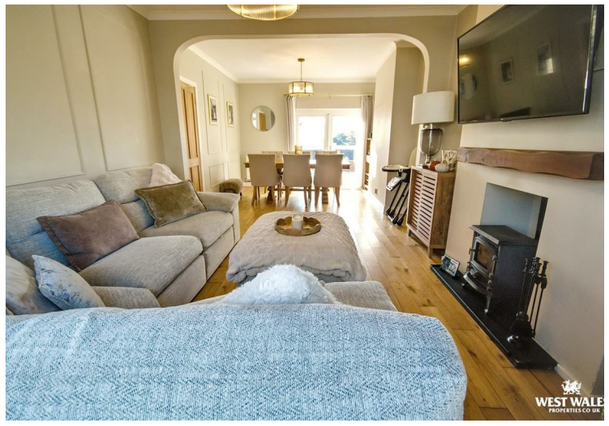
Offers In The Region Of £260,000

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The Agent that goes the Extra Mile









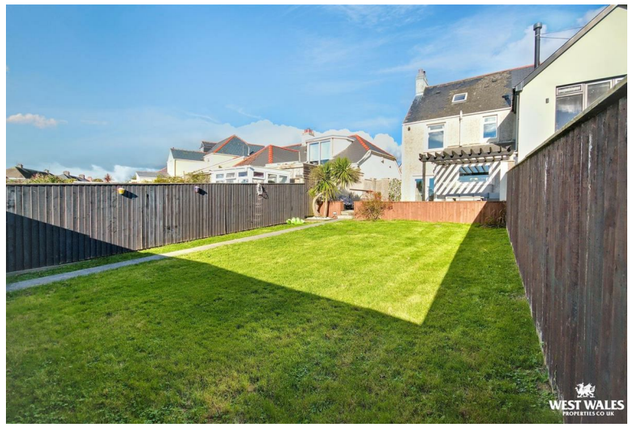








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Occupying an elevated position in Hakin, this desirable three-bedroom semi-detached home enjoys impressive views across the Milford Haven Waterway, together with an enclosed rear garden and useful garage/workshop to the rear.

The property is entered into an entrance hallway, 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 French patio doors leading into the rear garden. To the rear is a fitted kitchen, comprising a range of modern wall and base unit and space for appliances. A door provides direct access to the rear garden/patio area.

The first floor provides three bedrooms and the family bathroom. The master bedroom benefits from a box bay window, while another of the bedrooms enjoys an elevated outlook across the water and surrounding coastline. The family bathroom is fitted with a bath and separate freestanding shower enclosure.

Externally, the front of the property has a brick-paved double driveway, with gated access leading alongside the house. To the rear is an enclosed garden with paved patio seating area. A gate at the end of the garden gives access to a useful garage/workshop, and additional parking space, accessed via a lane that runs behind Wellington Road.

With its three bedrooms, open-plan lounge/diner, 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 34 Wellington Rd will be found on the right-hand side, as identified by our West Wales Properties For Sale board. What3words: ///warnings.juniors.renovated

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