

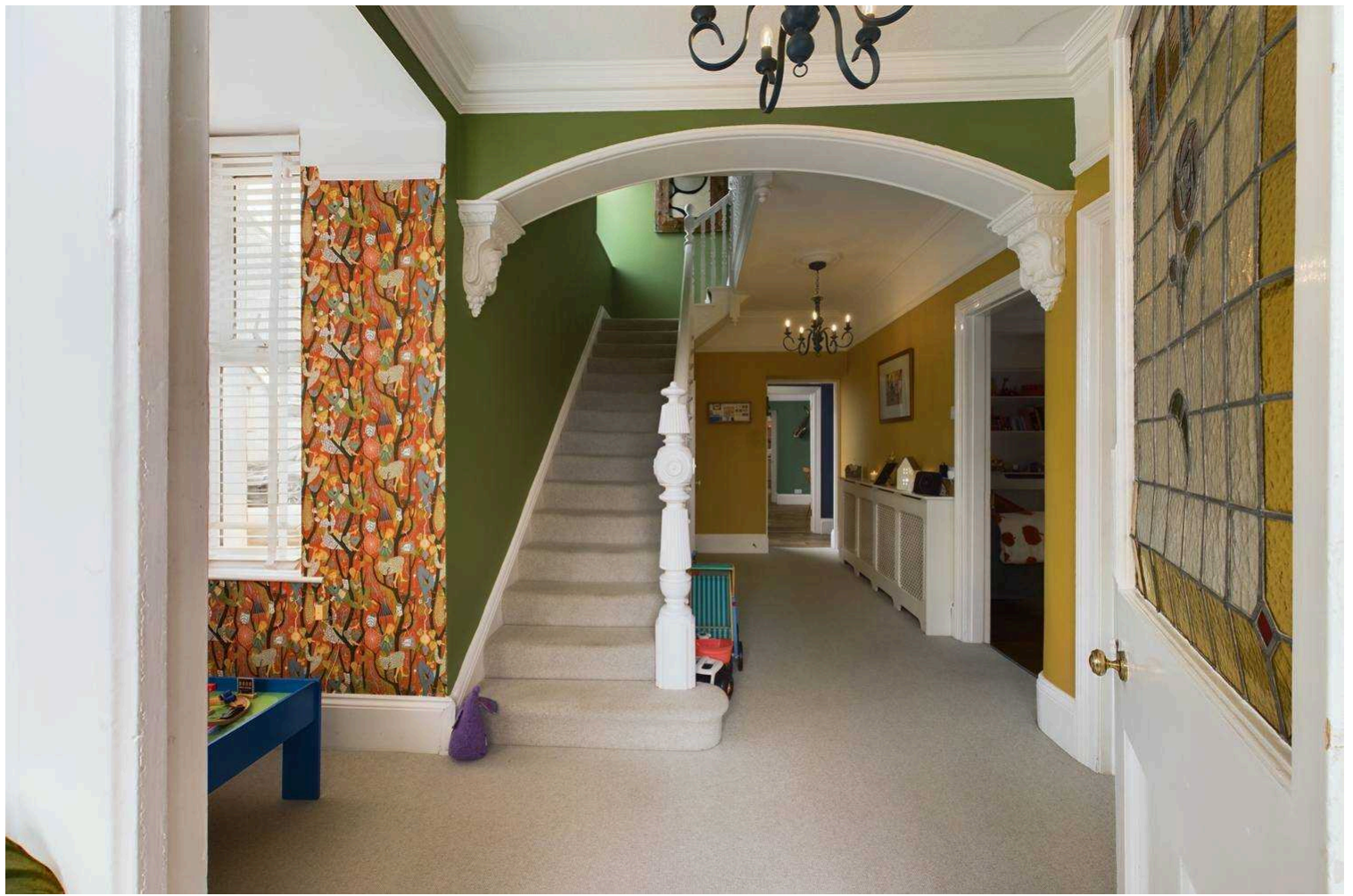


61 Wellington Road, Hakin

£325,000 Freehold

Large Detached Period Home • Spacious, Stylish & Versatile Accommodation • 5 Bedrooms, 3 Reception Rooms • Waterway Views • Detached Garage • Private Landscaped Garden • Popular Location Close To Amenities, Marina & Waterway





Blackbear are delighted to showcase 61 Wellington Road to the open market, a large detached house situated within a desirable residential location of Hakin, Milford Haven. 61 Wellington Road offers the perfect mix of charming original features coupled with a contemporary design to accommodate modern family living, with its spacious and versatile layout boasting 5 bedrooms & 3 reception rooms. Positioned on a corner plot with an open outlook across the nearby waterway, this ideal family home provides a seldom opportunity for house hunters- we highly recommend viewing.

The accommodation enters to a welcoming porch which leads to the hallway which really sets the tone for the rest of the property with its spacious feel and charming features including original staircase, arch and ceiling mouldings to name but a few. The main living room sits to the fore of the accommodation and boasts a large bay window with views of the waterway. A further reception room which could be utilised as a play room / study / ground floor bedroom sits to the centre of the ground floor accommodation. A door from the rear of the hallway leads to an inner hall with side access and a cloakroom/WC. The rear accommodation benefits from a dining room, a fantastic entertaining space with a door leading to a modern kitchen breakfast room with separate utility area. The light and airy landing area provides access to the first floor accommodation which comprises; 5 bedrooms, 3 of which are doubles including large master with waterway views and a family bathroom. The property benefits from a brand new boiler and heating system. We highly recommend viewing this fabulous property to see what it has to offer.





Situated on a corner plot on Wellington Road with an open outlook across the water to the fore. To the rear of the property there is a fully enclosed, private rear garden which has been designed to provide a beautiful space to enjoy summer afternoons and evenings. The rear garden is landscaped consisting of; patio seating area, lawn area, decorative stones, shrubs and trees. The detached double length garage sits to the rear of the garden and offers a side door accessed from the garden and an up & over door to the fore.

Tenure: Freehold

Services: We are advised that all mains services are connected.

Local Authority: Pembrokeshire County Council

Council Tax: Band F

EPC Rating: D





Entrance Porch
6' 10" x 5' 0" (2.08m x 1.52m)

Hallway
11' 8" x 20' 0" (3.56m x 6.10m)

Lounge
15' 10" x 13' 0" (4.82m x 3.96m)

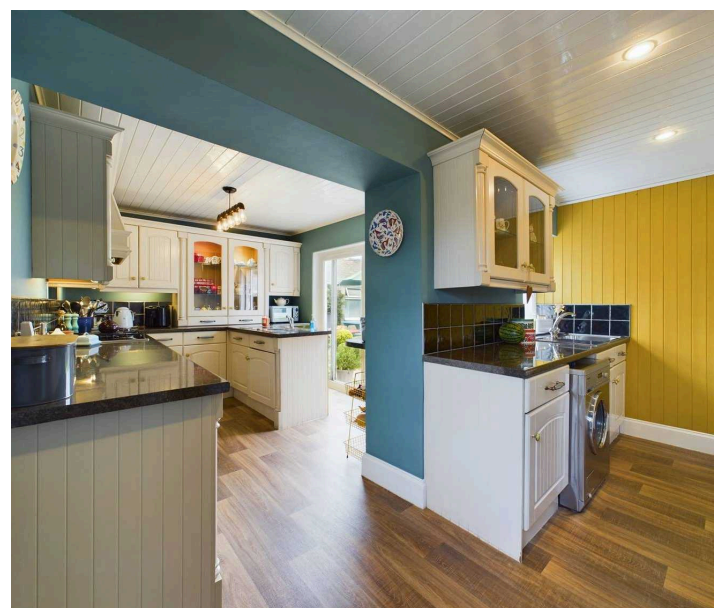
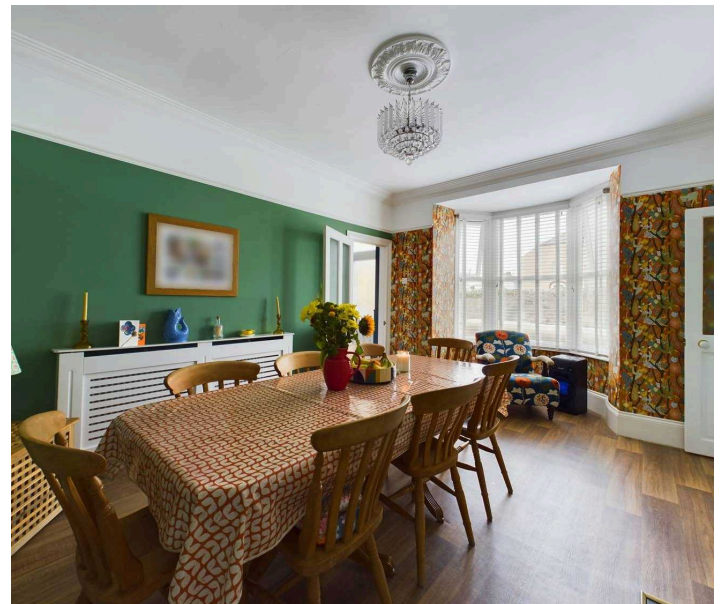
Reception Room
12' 4" x 11' 9" (3.75m x 3.59m)

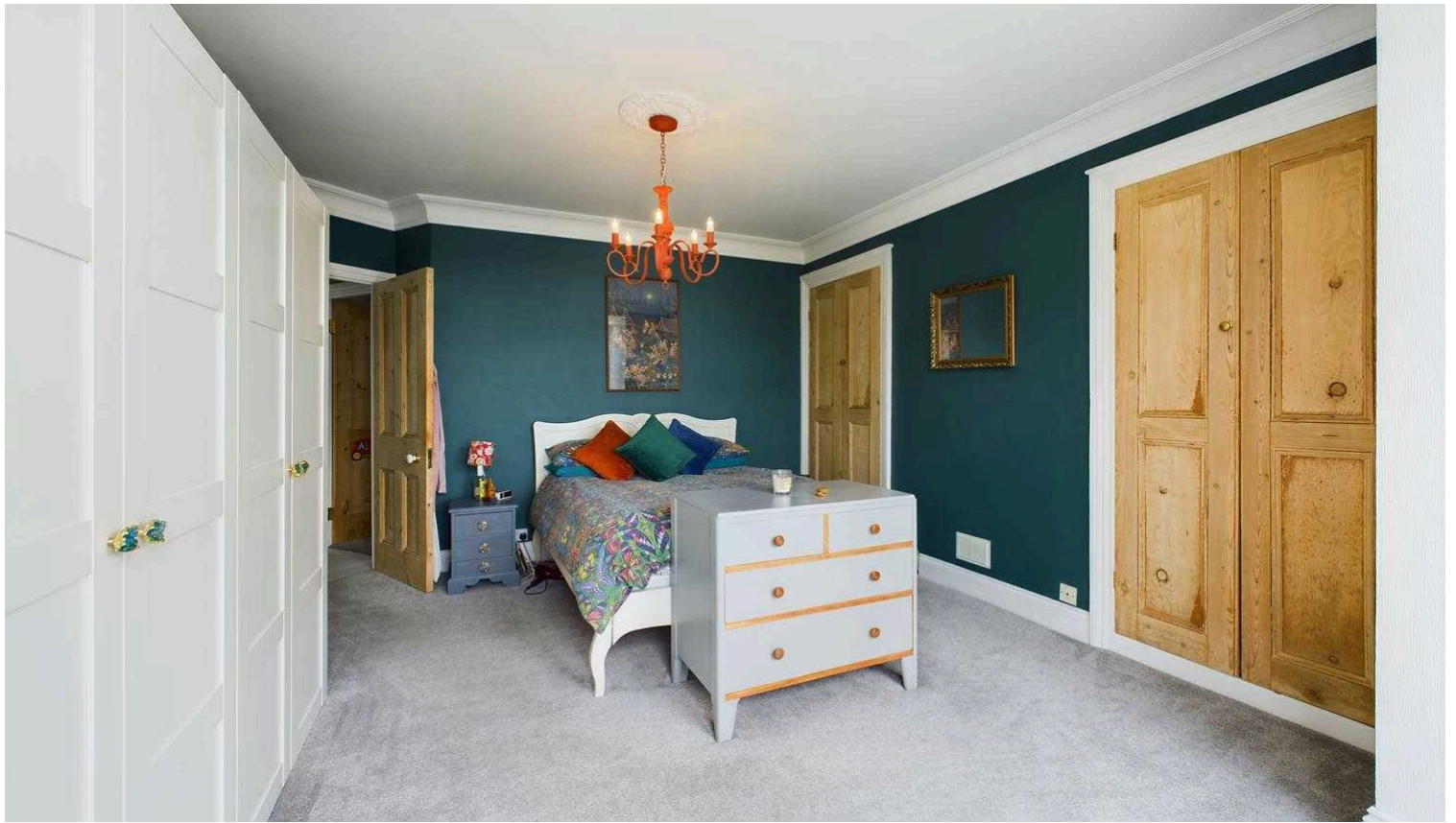
Inner Hall

WC

Dining Room
15' 11" x 11' 4" (4.85m x 3.45m)

Kitchen Breakfast Room
16' 4" x 14' 4" (4.97m x 4.37m)





First Floor Landing

Bedroom 1

17' 1" x 12' 4" (5.20m x 3.75m)

Bedroom 2

12' 4" x 10' 6" (3.75m x 3.20m)

Bedroom 3

11' 8" x 8' 0" (3.55m x 2.45m)

Bedroom 4

10' 5" x 9' 5" (3.17m x 2.88m)

Bedroom 5

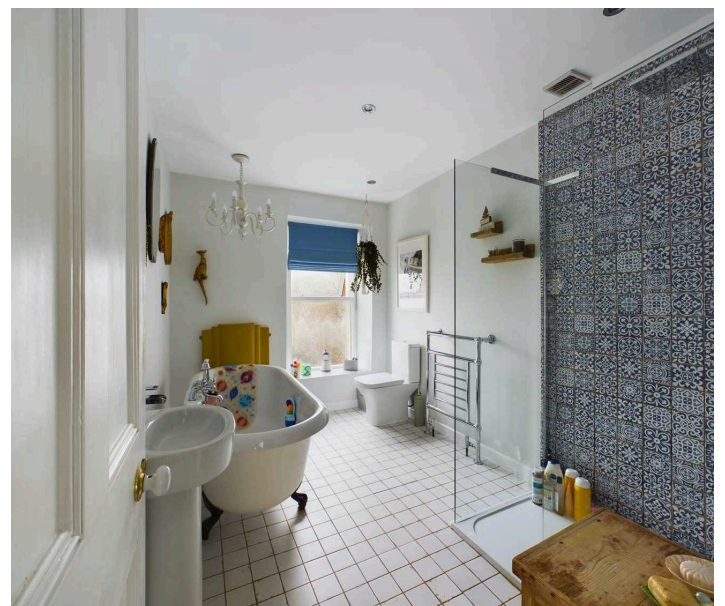
14' 4" x 7' 10" (4.37m x 2.39m)

Family Bathroom

10' 7" x 7' 0" (3.23m x 2.13m)

Detached Garage

28' 1" x 11' 1" (8.56m x 3.39m)



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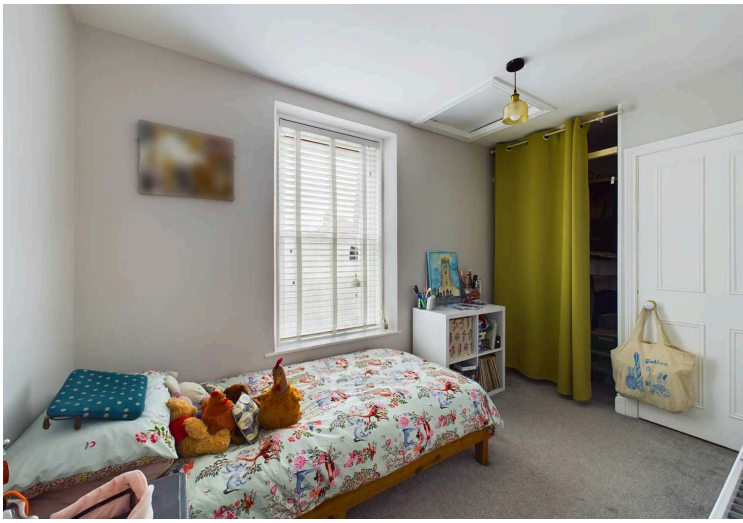


GARDEN

A corner plot on Wellington Road with an open outlook across the waterway to the fore. To the rear of the property there is a fully enclosed, private rear garden which has been designed to provide a beautiful space to enjoy summer afternoons and evenings. The rear garden is landscaped consisting of; patio seating area, lawn area, decorative stones, shrubs and trees. The detached double length garage sits to the rear of the garden and offers a side door accessed from the garden and an up & over door to the fore.

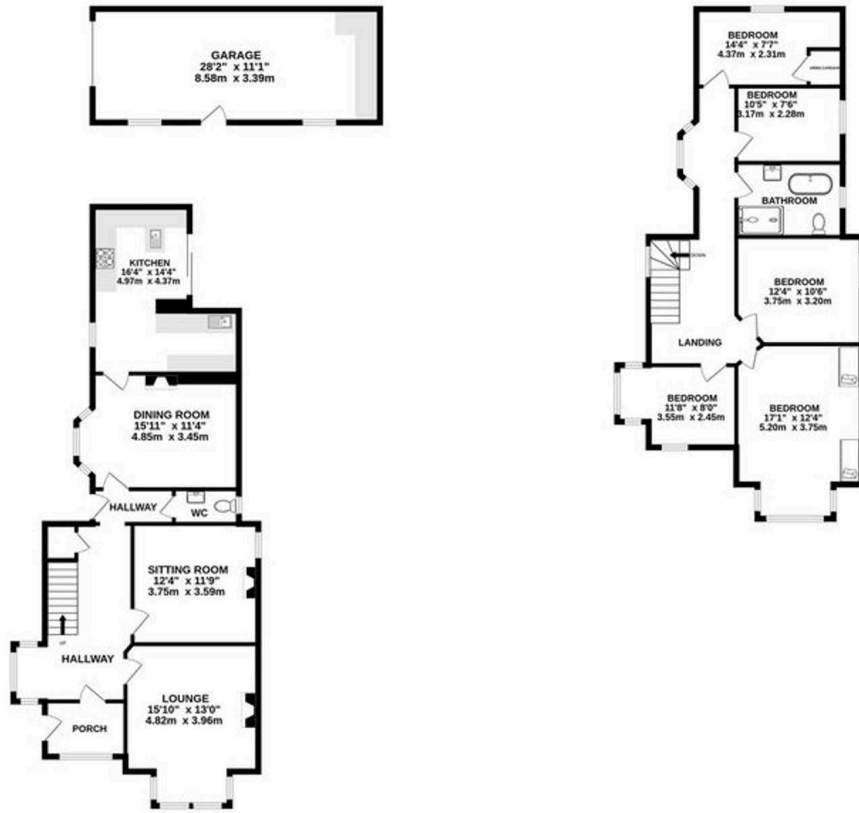


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GROUND FLOOR
1231 sq.ft. (114.4 sq.m.) approx.

1ST FLOOR
645 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA: 2076 sq.ft. (192.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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