



26 Wellington Street, Pembroke Dock

£179,950 Freehold

Semi-Detached House • 3 Bedrooms, 2 Bathrooms & WC • Kitchen Dining Room & Lounge • Ideal First Home / Family Home • Recently Refurbished Inc. Electrics, Plumbing, Heating, Kitchen & Bathrooms • Popular Location • Enclosed Rear Garden With Rear Gated Pedestrian Access





Blackbear are pleased to showcase 26 Wellington Street to the open market, a spacious and versatile semi-detached house situated in Pembroke Dock. 26 Wellington Street has been recently refurbished to provide an exciting opportunity whether you are looking for your first home or growing family home with its 3 bedrooms, 2 bathrooms, WC, lounge & kitchen dining room. Having newly installed electrics, plumbing heating and modernisation of the kitchen & bathrooms with brand new appliances - we highly recommend viewing.

The accommodation sits across three floors and enters to a spacious hallway which boasts under stairs storage and a WC/cloakroom. The brand new contemporary design kitchen dining room runs across the rear of the property providing a wonderful social hub to the home and housing a large storage cupboard and sliding doors leading to the rear garden. A light & airy lounge is positioned to the fore of the property completing the ground floor accommodation. The landing provides access to the first floor accommodation. The master bedroom with a brand new en suite shower room and double doors leading to a separate area which could be utilised as a walk-in dressing room, home office or nursery if required. The first floor accommodation is completed by a modern family bathroom room and a large single bedroom (bedroom 3) both of which are situated to the rear. Stairs lead to the second floor accommodation which offers a good size double bedroom (bedroom 2). The property benefits from double glazed windows and gas central heating.





Externally, 26 Wellington Street offers one of the larger gardens on this popular street and benefits from gated pedestrian access to the rear. The rear garden is mainly laid to lawn with a large patio seating area providing the perfect space to enjoy summer afternoons and evenings.

Tenure: Freehold

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

Local Authority: Pembrokeshire County Council

Council Tax: Band C

EPC Rating: C





Hallway

17' 2" x 6' 1" (5.23m x 1.85m)

WC

4' 8" x 3' 9" (1.42m x 1.14m)

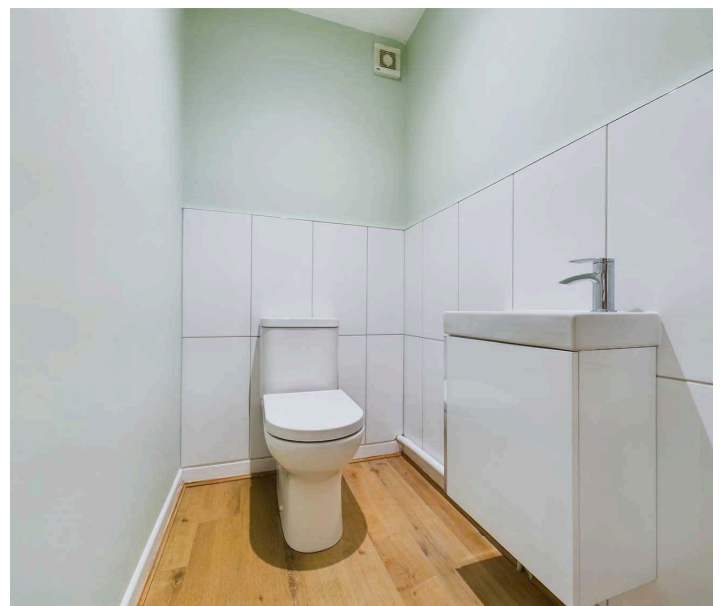
Lounge

12' 9" x 10' 7" (3.89m x 3.23m)

Kitchen Dining Room

16' 11" x 11' 1" (5.16m x 3.38m)

First Floor Landing





Bedroom 1

12' 11" x 10' 5" (3.94m x 3.18m)

Dressing Room / Home Office (Bedroom 1)

6' 3" x 5' 5" (1.91m x 1.65m)

En Suite (Bedroom 1)

6' 8" x 4' 3" (2.03m x 1.30m)

Bedroom 3

8' 7" x 6' 3" (2.62m x 1.91m)

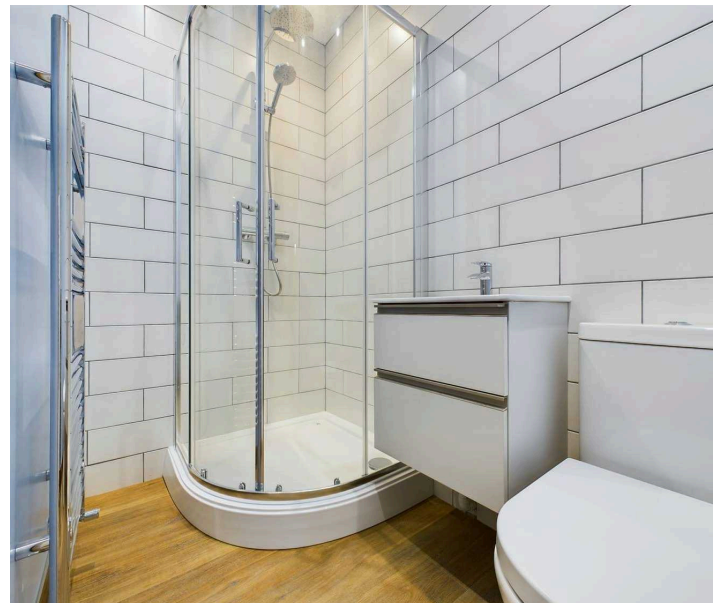
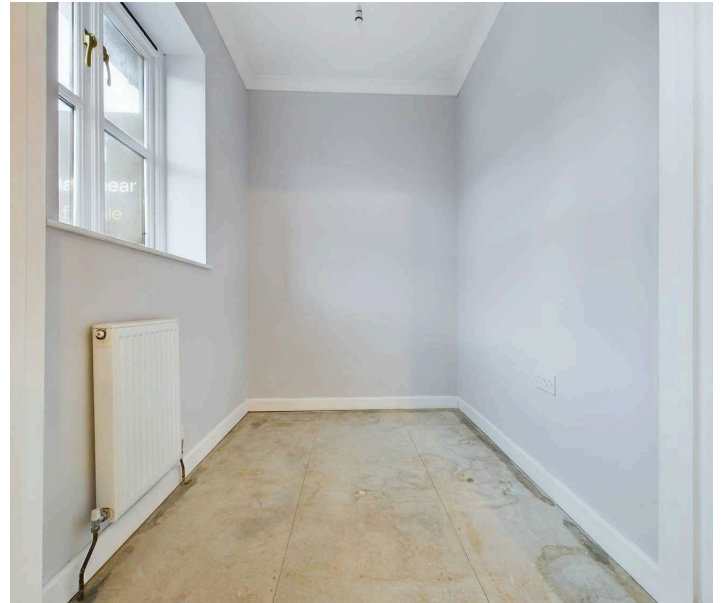
Bathroom

7' 11" x 6' 2" (2.41m x 1.88m)

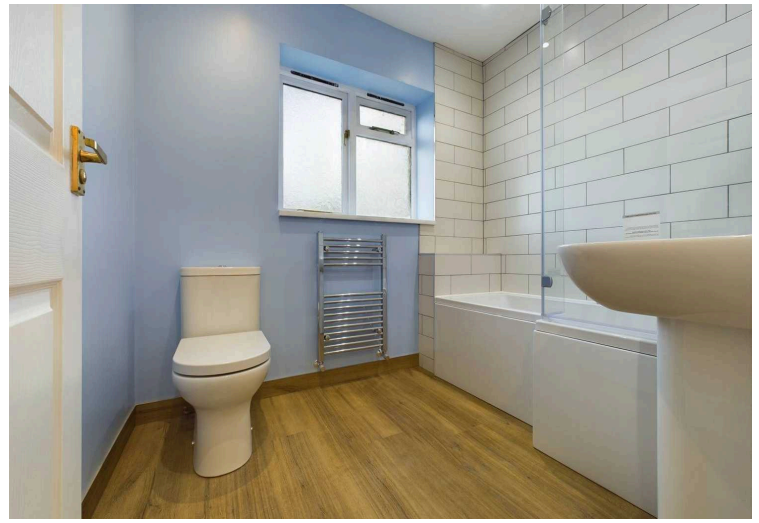
Second Floor

Bedroom 2

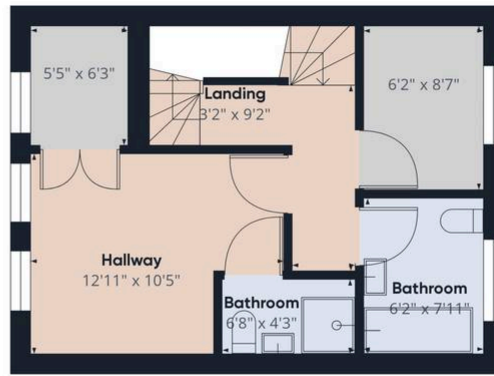
11' 11" x 11' 3" (3.63m x 3.43m)



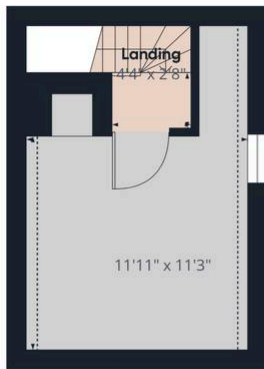
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

955.19 ft²

Reduced headroom

27.02 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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