



Wellington Villa, 61 Wellington Road, Hakin, Milford Haven SA73 3BU

Offers in the region of £255,000

No Onward Chain
Spacious Family Home
Beautifully Presented Throughout
Waterway Views
Original Features and Character!
Garage To Rear
5 Bedrooms And 3 Reception Rooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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CP/WJ/78088/160920

DESCRIPTION

A very large, beautiful and tastefully presented detached house which will make a lovely "Forever" home, 61 Wellington Road is spacious enough for biggest of families. The present owners have maintained and improved the property lovingly to its current high standards and the charm and original character flows throughout the property with its big bay windows, original stained glass door, original flooring, fireplaces and ornate ceiling arch and roses. The rear garden is beautifully maintained to include mature flowers and shrubbery and leads through to access the garage to the rear. Wellington Road is a well thought of residential location near to Milford Marina. Book to view internally and I am convinced you will fall in love with the charm, character and space this beautiful gem of a property has to offer you.

ENTRANCE PORCH

7'10 x 5'06 (2.39m x 1.68m)
Property entered via door to front, decorative tiles to floor, double glazed windows to fore, original stained etched glass door leading through too:

ENTRANCE HALLWAY

18'11 x 12'00 (Into Bay) (5.77m x 3.66m (Into Bay))
Double glazed window into bay to side, ornate ceiling archway, decorative ceiling rose, radiator, under stairs storage cupboard with obscure double glazed window to side, original wooden staircase leading up to first floor, obscure double glazed door to the rear of the hallway leading out to side of property, doors leading off too:

FRONT SITING ROOM

16'03 (Into Bay x 13'08 (4.95m (Into Bay x 4.17m)
Double glazed window into bay with beautiful waterway views, radiator, fitted storage cupboards and shelving into chimney breast alcoves, log burner with granite hearth and wooden mantle over, decorative ceiling rose.

SECOND SITTING ROOM

13'03 x 12'04 (4.04m x 3.76m)
Double glazed window to side, radiator, fitted storage cupboard, wooden flooring, decorative ceiling rose, cast iron fire with slate hearth and wooden mantle over.

W.C.

7'07 x 3'01 (2.31m x 0.94m)

Obscure double glazed window to side, wall mounted wash hand basin, low level WC, wall mounted heated towel rail, wooden flooring, half height wood panelling to walls.

DINING ROOM

16'10 (Into Bay) x 11'08 (5.13m (Into Bay) x 3.56m)
Double glazed bay window to side, radiator, decorative ceiling rose, fitted storage cupboard, cast iron fire with slate hearth and wooden mantle over, original wood flooring.

KITCHEN/BREAKFAST AREA

18'02 x 9'04 (5.54m x 2.84m)
Double glazed window to side, double glazed patio doors to side leading out to rear garden space, fitted with a range of Shaker style wall and base units with granite effect work surface over, tiled splash back, stainless steel double sink and drainer with mixer tap over, integral 4 ring gas hob and electric oven with extractor fan over, breakfast bar area, integral dishwasher, radiator, wood effect flooring, leading through too:

UTILITY AREA

8'05 x 6'04 (2.57m x 1.93m)
Double glazed window to rear, a range of Shaker style wall and base units with granite effect work surface over, tiles splashback, wood effect flooring, wood panelling to wall.

FIRST FLOOR LANDING

A beautiful landing space with a large double glazed window over the staircase. Double glazed bay window to the side, loft hatch, doors leading off too:

BEDROOM 1

16'02 (Into Bay) x 12'11 (4.93m (Into Bay) x 3.94m)
Double glazed bay window to fore with beautiful waterway views, built in storage cupboards, radiator.

BEDROOM 2

13'02 x 12'11 (4.01m x 3.94m)
Double glazed window to side, fitted storage cupboard, radiator.

BEDROOM 3

12'01 x 8'06 (3.68m x 2.59m)
Double glazed bay window to side, radiator.

BEDROOM 4

10'09 x 7'05 (3.28m x 2.26m)
Double glazed window to side, radiator.

BEDROOM 5

10'10 x 6'09 (3.30m x 2.06m)
Double glazed window to rear, fitted storage cupboard and hanging space, radiator.

FAMILY BATHROOM

10'05 x 7'07 (3.18m x 2.31m)
Obscure double glazed window to side, wall tiles and matching tiles to floor, wash hand basin, low level WC, corner bath with mixer taps over, corner shower enclosure with power shower, wall mounted chrome heated towel rail, spotlights, extractor fan.

GARAGE

27'09 x 11'08 (8.46m x 3.56m)
Up and over door, electric and lighting supply.

EXTERNALLY

To the fore of the property is a low maintenance garden that sweeps around both sides of the property leading through to the gated access to enter the rear garden. The rear garden is mainly laid to decorative stones but has a patio area also and small grassed area, secure and enclosed with mature flowers, trees and shrubbery. Access via integral door leading through to garage.

SERVICES

We are advised that mains services are connected to the property.

COUNCIL TAX BAND F

£2085.04

VIEWING

By appointment with the selling Agents on 01646 690096 or e-mail milford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Charles Street turn right into Hamilton Terrace and head towards Hakin. Cross Hakin Bridge and then take the first left into St Annes road, turn left at the junction into Wellington Road and the property will be located on the left hand side as identified by our John Francis For Sale Board.