

Floorplan

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: We are advised Leasehold with share of Freehold
LENGTH OF LEASE: 999 years with 992 remaining
ANNUAL GROUND RENT: £150
GROUND RENT REVIEW PERIOD: [year / month]
ANNUAL SERVICE CHARGE AMOUNT: £1500 [year]
SERVICE CHARGE REVIEW PERIOD: [year / month]
HEATING: Gas central heating
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'B'

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.

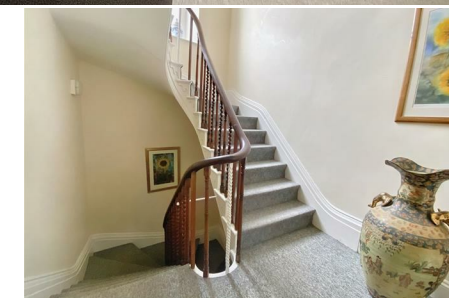
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006



Flat 5 Westgate House The Parade, Pembroke, SA71 4LD

- Leasehold With Share Of Freehold
- Master En-Suite
- Original Features
- Allocated Parking Space
- Ideal Investment Property
- Three Double Bedrooms
- Open Plan Kitchen/Dining Room
- Located In Town Centre
- Communal Gated Courtyard
- Character

Offers In Excess Of £167,000



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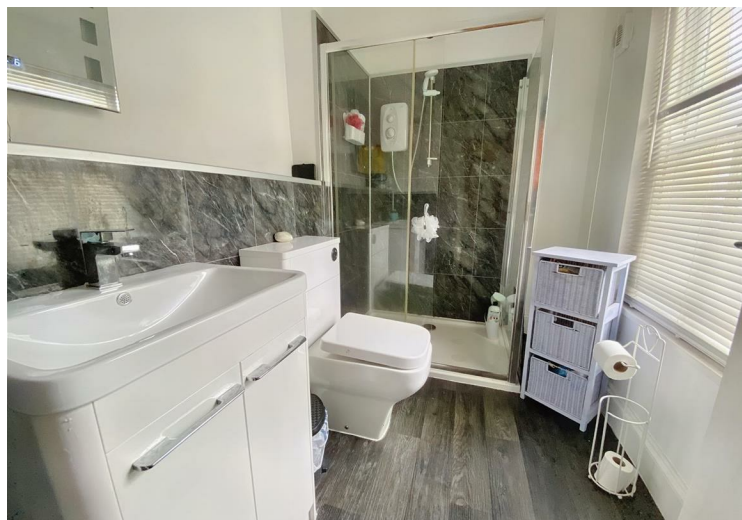
The Agent that goes the Extra Mile





West Wales Properties are delighted to present this Grade II Listed, first floor apartment. The three bedroom, 2 bathroom premises is located in the heart of Pembroke Town, within walking distance to array of amenities, including a variety of independent local shops, cafes and the historic Pembroke Castle. The property boasts a number of original features and briefly comprises of communal entrance hallway with seating area, staircase with curved wooden banister leading up to the front door. Step inside to the entrance hall, leading to the living room featuring fireplace with marble surround and bay windows, three double bedrooms including master with a contemporary en-suite shower room, a family shower room, and an open plan kitchen/dining room fitted with range of modern appliances, solid wood worktop and Belfast sink.

Externally, to the front of the property there is private parking with one allocated parking space. The enclosed communal garden is accessed via the cast iron gate and provides gravelled area with a variety of trees and plants with a paved pathway leading down to the apartment.



Pembroke Town is located In the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including a dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic and the Irish Ferry terminal to Rosslare. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks and council offices. The nearest beach to Pembroke town is in Freshwater East Bay approximately 3 miles away, with its white sandy beach that remains dog-friendly all year round.



DIRECTIONS

From the Pembroke office follow the one way system down main street. At the roundabout take the third exit onto Well Hill. Follow the A4139 staying in the right hand lane as you approach Westgate Hill. Turn right onto The Parade. Follow the road and take a left into the doctors surgery car park. Drive through the car park and the allocated parking and gated communal courtyard is on the right hand side. What/Three/Words:///flotation.contracts.arrives

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