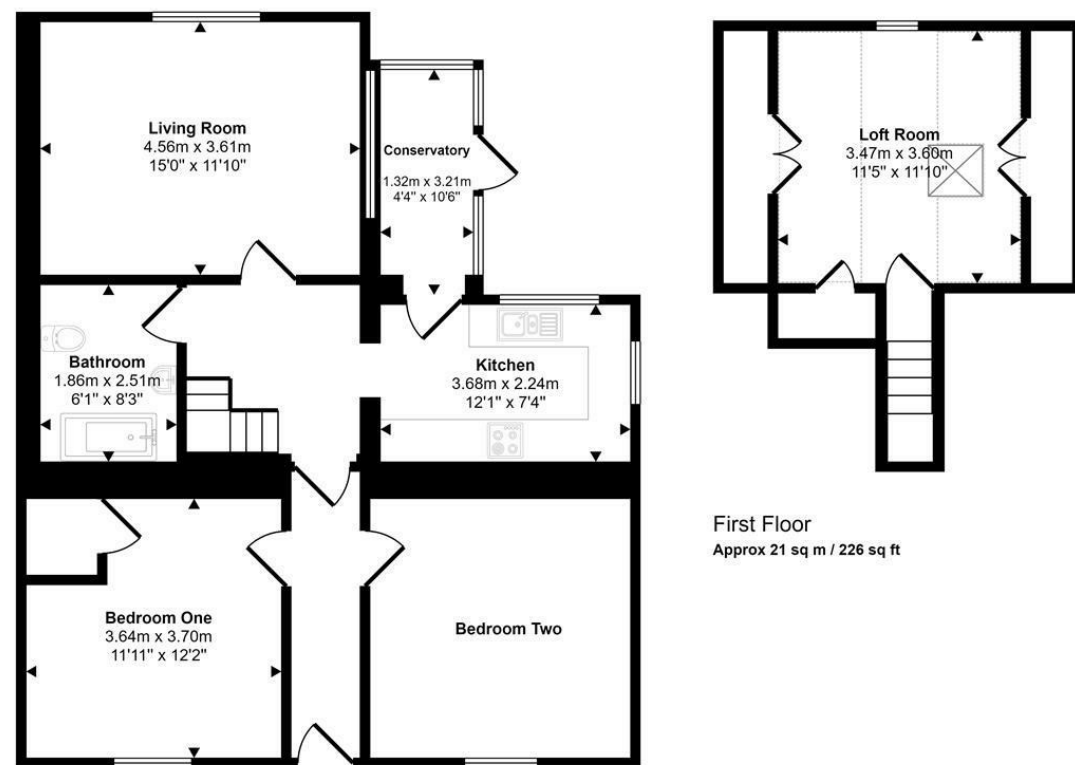


Approx Gross Internal Area  
102 sq m / 1096 sq ft



Ground Floor  
Approx 81 sq m / 871 sq ft

Denotes head height below 1.5m

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 Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'C'  
HEATING: Gas

ref: HC/LLE/FEB/24  
TAKEONOK/06/03/24/LLE

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @WVProps  
<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.

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

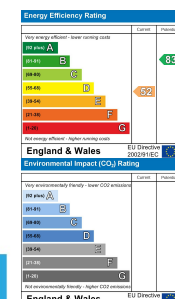


### 33 Mansel Street, Pembroke, Pembrokeshire, SA71 4ES

- End Of Terrace Cottage
- Living Room
- Family Bathroom
- Edge Of Town Location
- Conservatory
- Two Bedrooms
- Loft Room
- Rear Garden
- Ideal Investment Property
- EPC Rating: E

Price £170,000

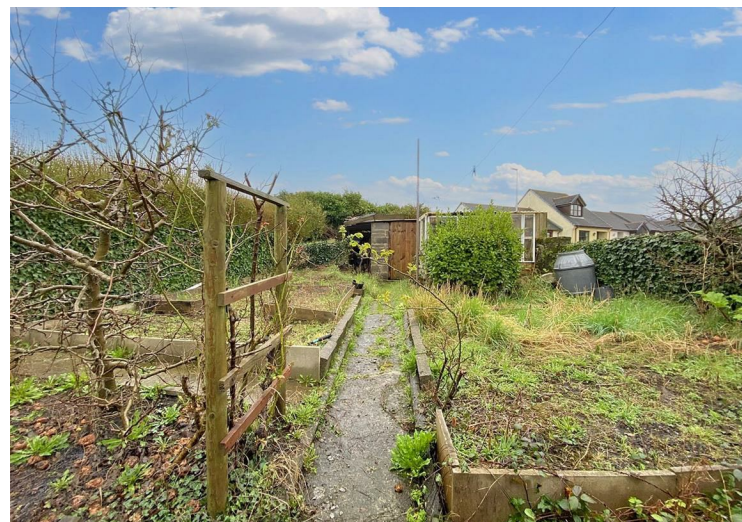
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**The Agent that goes the Extra Mile**





This charming end of terraced cottage is situated on Mansel Street, within walking distance to the town centre of Pembroke. There are an array of amenities on your doorstep including local shops, cafes and the lovely Millpond walk. The property which is need of modernisation has endless potential and would make an ideal investment or even a great first time buy. The accommodation comprises of entrance hallway; two double bedrooms, a family bathroom, solid wood kitchen with access into the conservatory, and a living/dining room with feature fireplace and overlooks the rear garden. The first floor houses an attic room which provides additional accommodation, or ample storage space, and is accessed via a narrow staircase.



Externally, to the front of the property there is on street parking available. A pathway leads to the front door and wraps around to the side of the property where there is a patio area and side gated access onto the street. There are steps leading to an additional patio area and the main rear garden. The pathway continues through the centre with vegetable patches either side, and leads to an outbuilding at the rear.



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 head east on Main St/A4139 towards Mill Pond Walk. At the roundabout, take the 3rd exit onto Lower Lamphey Road/A4139. Continue to follow to A4139 for approx 0.3 miles, then turn left onto St Daniel's Hill/B4319. Take to next right onto South Road and continue to follow road for approx 0.2 miles. Turn right onto Mansel street and the property will be on the right hand side.

What/Three/Words:///flats.pools.sharpens

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.