

TOTAL AREA: APPROX. 62.7 SQ. METRES (674.5 SQ. FEET)

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/APR/ 24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<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

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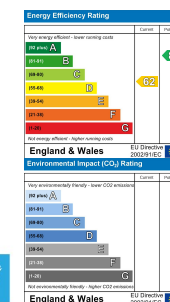


21 West Street, Pembroke, Pembrokeshire, SA71 4ET

- Mid Terrace Pembroke Cottage
- Two Double Bedrooms
- Contemporary Family Bathroom
- Garden Room And Summer House
- Gas Central Heating
- Character Features
- Living Room With Log Burner
- Shaker Style Kitchen
- Edge Of Town Location
- EPC Rating: D

Offers In Excess Of £215,000

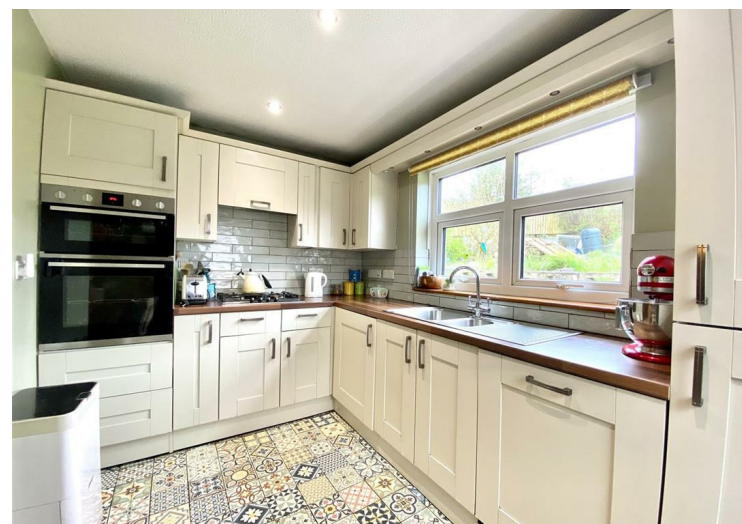
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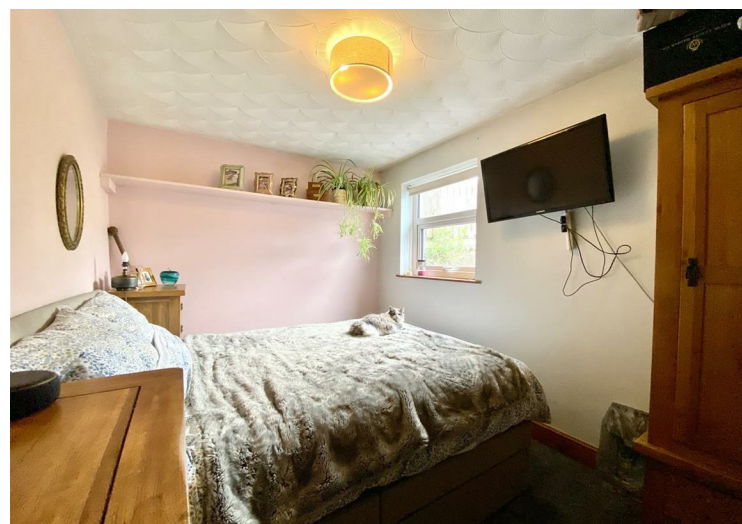
The Agent that goes the Extra Mile





****DRAFT**** This well presented mid terrace Pembroke cottage boasts an abundance of charm throughout, and is situated within walking distance to the variety of amenities the historic town of Pembroke has to offer. With its famous medieval castle and millpond walks, the property would make an ideal first time buy or investment property. The accommodation comprises, character living room with feature fireplace with log burner, two double bedrooms, a family bathroom and kitchen/diner fitted with a range of modern appliances. The kitchen overlooks the rear garden and provides access via an enclosed garden room, ideal for a seating area that can be enjoyed all year round. The property also benefits from gas central heating.

Externally, there is on street parking available to the front of the property with a gated pathway leading up to the front door. The rear provides a enclosed lawned garden with a variety of flower beds, and also houses a shed/workshop and summer house. The summer house which has electric would make the ideal escape where you can sit and relax, and also provides space for additional accommodation.



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 and turn right onto West Street. The property will be on the right hand side.
 What/Three/Words:///prominent.thanks.owned
 See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.