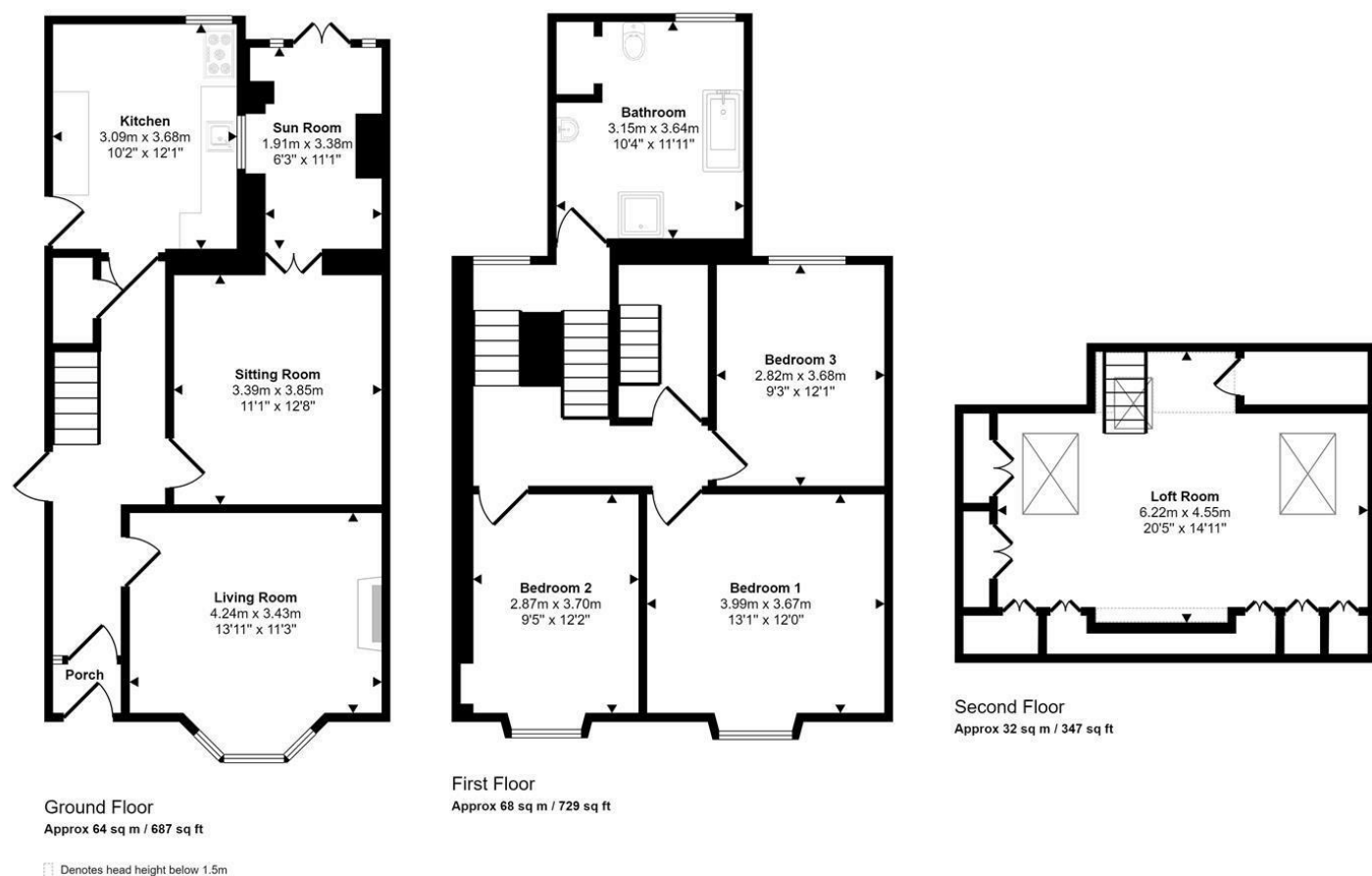


Approx Gross Internal Area
164 sq m / 1763 sq ft



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 /MAY/24
TAKEONOK/18/04/24/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

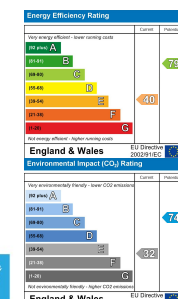


4 Bengal Villas Holyland Road, Pembroke, Pembrokeshire, SA71 4BH

- Mid-Terraced House
- Two Reception Rooms
- Secure Side Access To Rear
- Gas Central Heating And Double Glazing
- Edge Of Town Location
- Three Double Bedrooms
- Character Features
- Loft Room
- Garden To The Rear
- EPC Rating: E

Offers In Excess Of £210,000

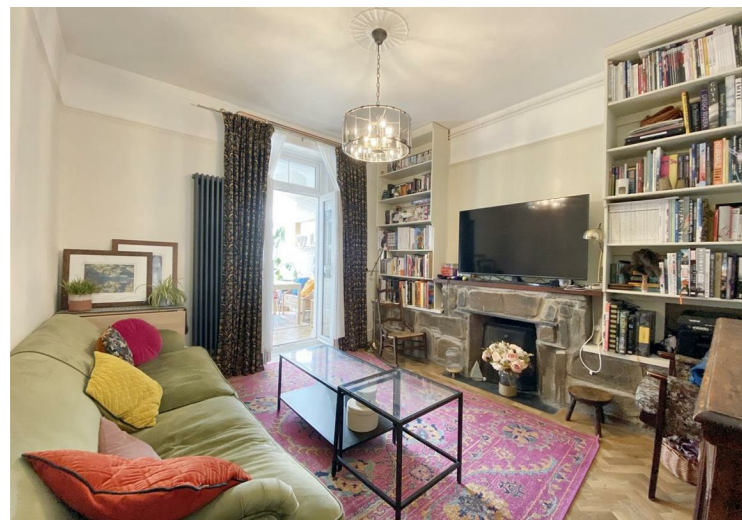
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The Agent that goes the Extra Mile





A great opportunity to acquire an attractive mid-terrace house in the periphery of Pembroke Town. The property boasts many original Victorian features including bay windows, high ceilings, split level staircase and original tiled flooring. Within walking distance to all the amenities the historic town has to offer, including local shops, cafes, and schools, the property would make an ideal family home. You can also enjoy pleasant waterside walks along the millpond.

The accommodation of the property briefly comprises: entrance vestibule leading through into the hallway, living room with feature fireplace, a second reception room with sun room, kitchen with access to the garden, family bathroom, three good sized bedrooms and a loft room which is currently utilised as an additional bedroom and sitting area. The property also benefits from double glazing and gas central heating.

Externally, the property offers a lawned garden to the rear and patio seating area. There is a handy servants passage to the side of the property, which provides easy access from the front to the back garden, and also creates extra upstairs living space.

Viewing is highly recommended!

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 proceed up the main street until you reach Eastgate roundabout. Take the first left onto Holyland Road and follow under the railway bridge until you reach the terraced houses on the right hand side. Number four will be found in the middle of this terrace. What/Three/Words:///comelled.decorated.dollars

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