

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 ' F '

ref: LLT / LKW / 07 / 24OK 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

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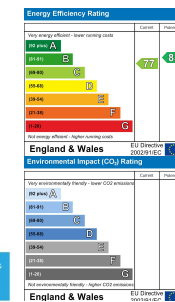


1 Grove Court Mews, Pembroke, SA71 5PF

- Chain Free
- Four Double Bedrooms
- Kitchen with Utility Room
- Edge of Town Location
- Gas Central Heating & Double Glazing
- Detached House
- Three Reception Rooms
- Driveway Parking
- Ideal Family Home
- EPC Rating; C

Offers Over £385,000

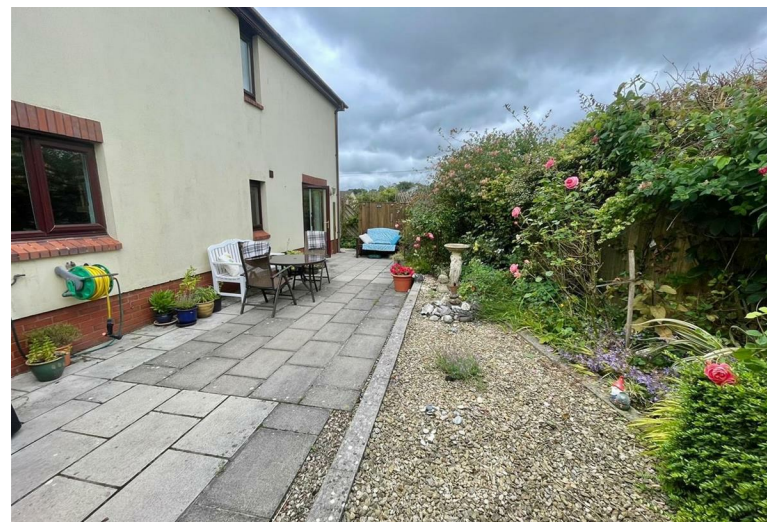
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The Agent that goes the Extra Mile





CHAIN FREE We are pleased to bring this beautifully presented, detached house in Grove Court Mews, Pembroke. The property, which has a neutral decor throughout boasts an lovely hallway entrance with WC and under stairs storage, a living room with French doors leading out to the garden, a dining room which can fit an 8 seater table, a study and a kitchen fitted with a range of units and a utility room all on the ground floor. The first floor benefits from the master bedroom with an en-suite, three further double bedrooms and a family bathroom, with a airing cupboard providing good storage.

Externally, to the front of the property there is driveway parking for two vehicles in front of the detached garage. There is a front garden leading up to the front door and side access to the garden. The enclosed rear garden wraps around the back and side of the property, with a paved patio area ideal for young children, which provides side access to the garage. To the left hand side of the garden, it is lawned with a range of plants and shrubbery.

Viewing is highly recommended to appreciate this wonderful family home, within walking distance to an array of amenities including a local primary school within short walking distance, making an ideal family home.

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 a primary 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 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 our Pembroke Office, continue along Main Street, at the mini roundabout take the third exit onto Well Hill. Just before Golden Grove Primary School, turn left onto Grove Hill, then take the right hand turn into Grove Court Mews and the property is the first on your left. WHAT3WORDS; ///unfolds.donation.blackouts

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