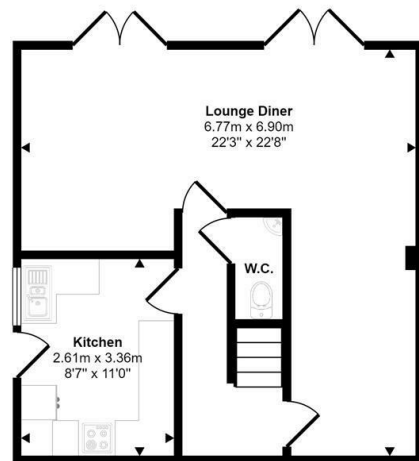
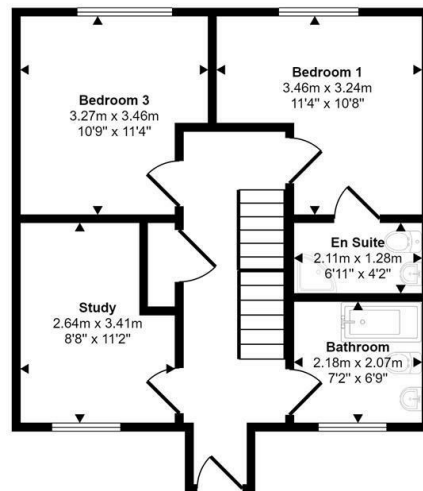


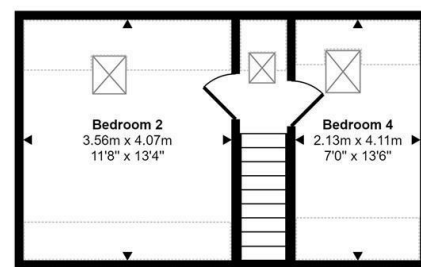
Approx Gross Internal Area  
123 sq m / 1327 sq ft



Lower Ground Floor  
Approx 47 sq m / 503 sq ft



Ground Floor  
Approx 49 sq m / 525 sq ft



First Floor  
Approx 28 sq m / 299 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.

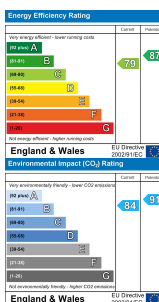


### Ty Hyfryd Milton Terrace, Pembroke Dock, Pembrokeshire, SA72 6BJ

- Detached House With Estuary Views
- Five Bedrooms
- Low Maintenance Rear Garden
- Driveway Parking
- Walking Distance to Town
- Open Plan Living/Dining Room
- Master with En-Suite
- EV Charging Point
- Ideal Family Home
- EPC Rating: C

Offers Around £245,000

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



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 ' D '

ref: HC / LLT / 05 / 24/takeonok

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

TELEPHONE: 01646 680006



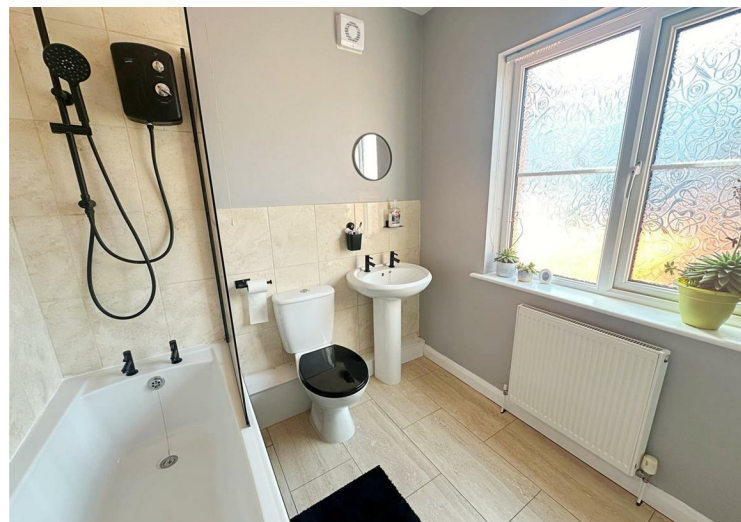
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS

EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

**The Agent that goes the Extra Mile**

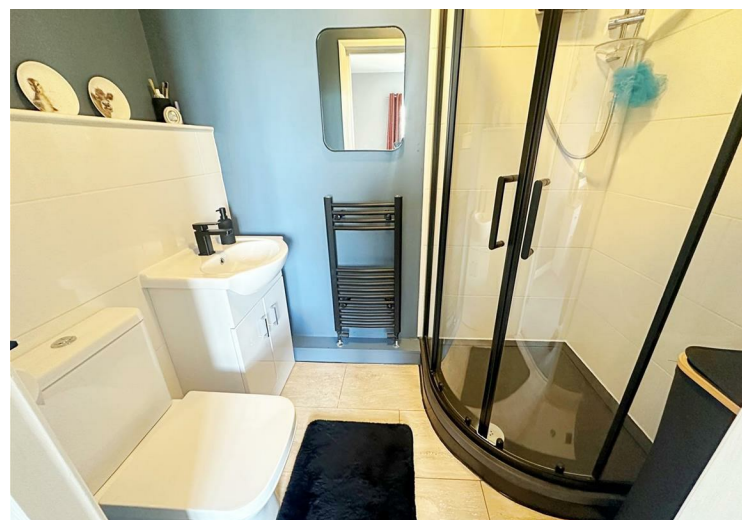






We are pleased to bring this well presented detached house in an elevated position, enjoying views over Pembroke Dock town and the Cleddau Estuary. The property is set over three levels with the main floor providing three double bedrooms one with an en-suite and a family bathroom. The lower ground floor provides an open plan L shape living/dining room with views over the estuary and a kitchen fitted with a range of units. The first floor provides two further bedrooms.

Externally the property offers a well maintained garden to the rear with storage shed and two seating areas, ideal for enjoying the views beyond and benefits from pedestrian side access down both sides of the property. To the front of the property is a driveway providing off road parking for approximately three cars, and is fitted with a EV charging point. The property benefits from UPVC double glazing and gas central heating, viewing is highly recommended!



Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, a leisure centre, and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



#### DIRECTIONS

From the Pembroke Office proceed out of town in the direction of Pembroke Dock, up Bush Hill. At the top of the hill and after passing the school on your left hand side, turn left into High Street. Follow the road along until you see the fire station, then turn right at the pub just before the station onto Prospect Place, where you will see the turning for Milton Terrace on your left. Turn left here and the property will be found on the right hand side.

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