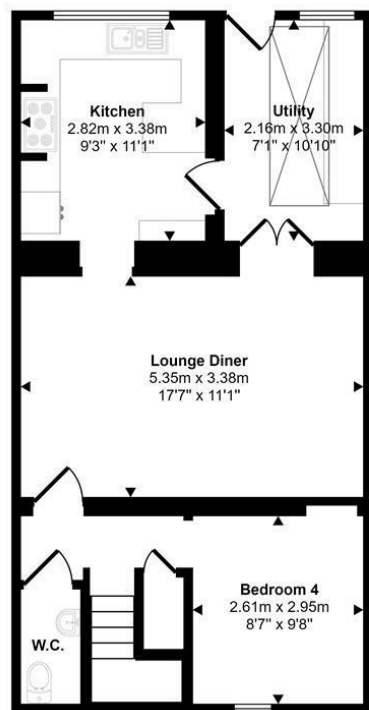
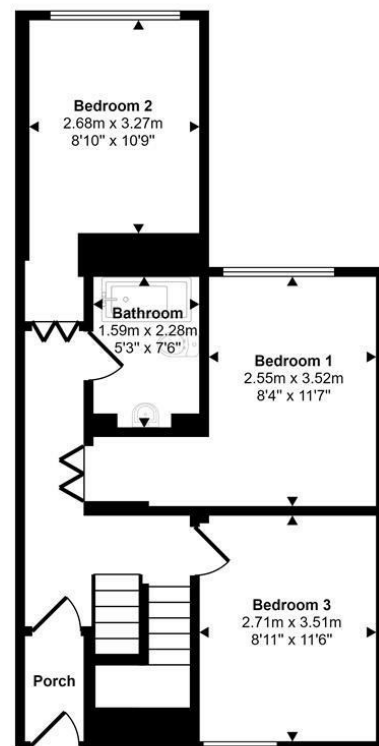


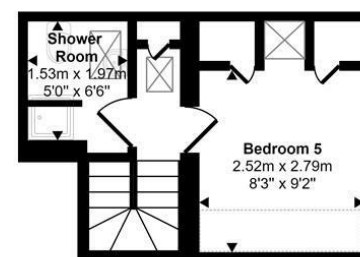
Approx Gross Internal Area  
122 sq m / 1312 sq ft



Lower Ground Floor  
Approx 55 sq m / 592 sq ft



Ground Floor  
Approx 50 sq m / 534 sq ft



First Floor  
Approx 17 sq m / 186 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 'B'

HEATING: Gas

ref: HC/LE/JULY/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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](mailto:pembroke@westwalesproperties.co.uk)

TELEPHONE: 01646 680006

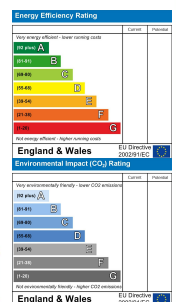


## 20 Mansel Street, Pembroke, Pembrokeshire, SA71 4ES

- Three Storey Terrace House
- Walking distance To Pembroke Town Centre
- Open Plan Living/Dining Room
- Enclosed Rear Garden
- Well Presented
- Four/Five Bedrooms
- Bathroom, Shower Room and WC
- Sought After Location
- Gas Central Heating
- EPC Rating: C

Offers In Excess Of £210,000

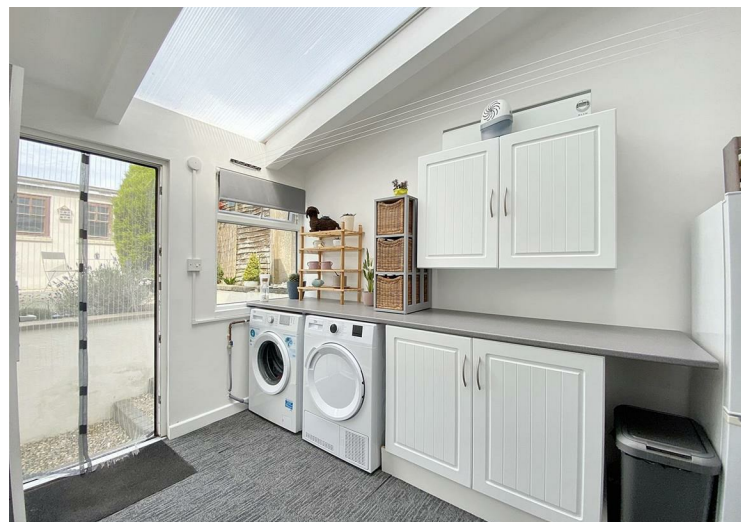
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
EMAIL: [pembroke@westwalesproperties.co.uk](mailto:pembroke@westwalesproperties.co.uk) TELEPHONE: 01646 680006

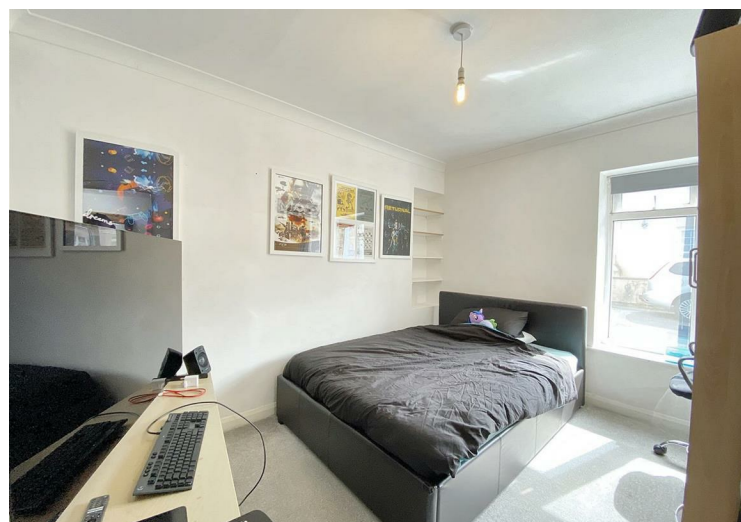
**The Agent that goes the Extra Mile**





A great opportunity to acquire this well presented mid terrace house, located in the sought after location of Orange Gardens, Pembroke. Split over three storeys, the property offers versatile accommodation throughout. Within walking distance to an array of amenities the historic town has to offer, the property would make a great family home. Viewing is highly recommended in order to fully appreciate all it has to offer!

Upon entering the property there is a porch area which leads through into the main hallway. The ground floor accommodates three well appointed double bedrooms and a family bathroom. The first floor provides an additional double bedroom, with a modern shower room across the landing. A staircase leads down onto the lower ground floor, which comprises of an open plan living/dining room, kitchen, utility room, a W/C, and a office/craft room which could double up as another bedroom ideal for when you have family come to stay.



Externally the property offers a well maintained garden to the rear, which provides ample space for outside seating where you can sit and relax. Bordered with a variety of plants and shrubs, the garden also houses a brick outbuilding and workshop, offering ample storage. The property benefits from UPVC double glazing, and gas central heating. The property also offers a lovely outlook from the top floor, over the garden and surrounding town.

Pembroke Town is located In the South of Pembrokeshire, approximately 12 miles away from the county town of Haverfordwest. The town is focused around the spectacular medieval castle, built in 1093 and birthplace to Henry VII, which is accompanied by a stunning mill pond and circular walk. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school.



**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:///slippers.turned.reworked

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