

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

ref: HC/LKW/ 24TAKEONOK

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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

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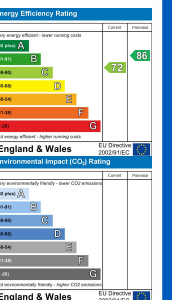


## 8 Chapel Road, Llanreath, Pembroke Dock, SA72 6TL

- Mid Terrace House
- Two Double Bedrooms
- Rear Garden
- Close to Local Amenities
- EPC Rating C
- Ideal Investment or First Time buy
- Two Reception Rooms
- Driveway Parking
- Gas Central Heating

Offers In Excess Of £150,000

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**The Agent that goes the Extra Mile**





This Mid Terrace Property is situated in the popular location of Llanreath, on the edge of Pembroke Dock Town, close to local Shops, Schools and Supermarkets along with South Pembrokeshire Golf Course on your doorstep.

The property which is in need of modernisation has endless potential and would make an ideal investment or even a great first time buy. The accommodation comprises; Porch, Living Room ,Dining Room leading into the Kitchen which is fitted with a range of modern units. Bathroom is on the first floor, the property boasts two Double Bedrooms, The property benefits from gas central heating.

Externally, to the front of the property there is driveway parking for two vehicles with a wood store next to the porch. To the rear, doors from the Kitchen lead you to the rear garden.

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, 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 towards Pembroke Dock and take a left-hand turn at the top of Bush Hill onto High Street. Follow this road to the end and turn right, following the road round and take the left-hand fork onto Victoria road. At the sharp left-hand bend, take the left-hand turn and follow the road up to chapel Road where this property is situated on the left 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.