



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 '
 SERVICES: Mains Electric, Mains Water, Mains Drainage, Mains Gas
 HEATING: Gas Central Heating

ref: LLT / LKW / 08 / 24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

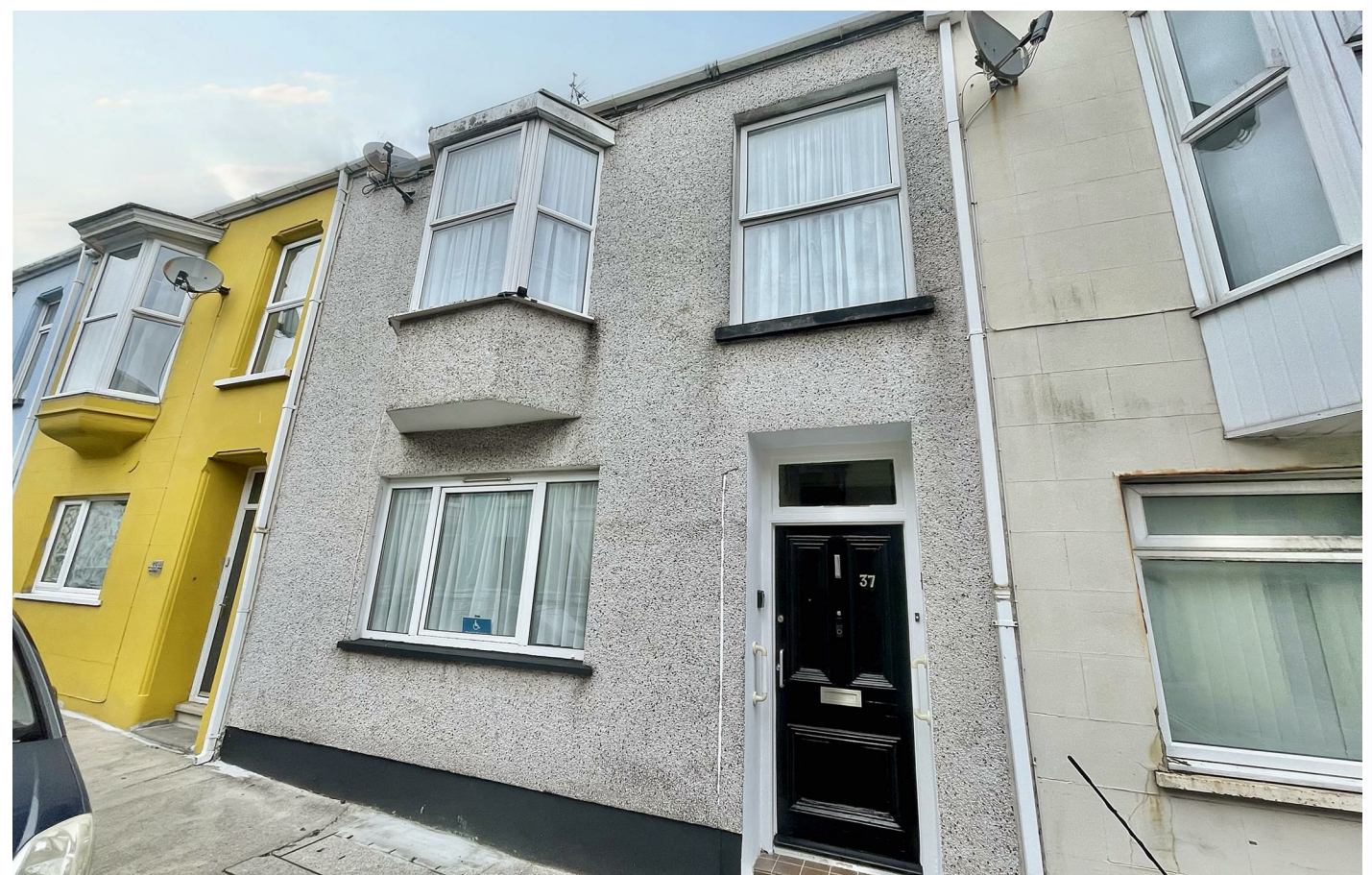
FACEBOOK & TWITTER
 Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

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
 TELEPHONE: 01646 680006

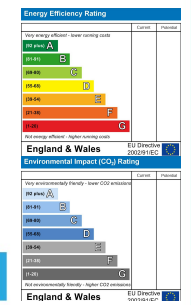


37 Bush Street, Pembroke Dock, Pembrokeshire, SA72 6XD

- Mid Terrace House
- Kitchen
- Four Bedrooms
- Rear Garden
- Town Centre Location
- Open Living/Dining Room
- Further Reception Room
- Basement
- Double Garage to Rear
- EPC Rating; tbc

Offers Around £200,000

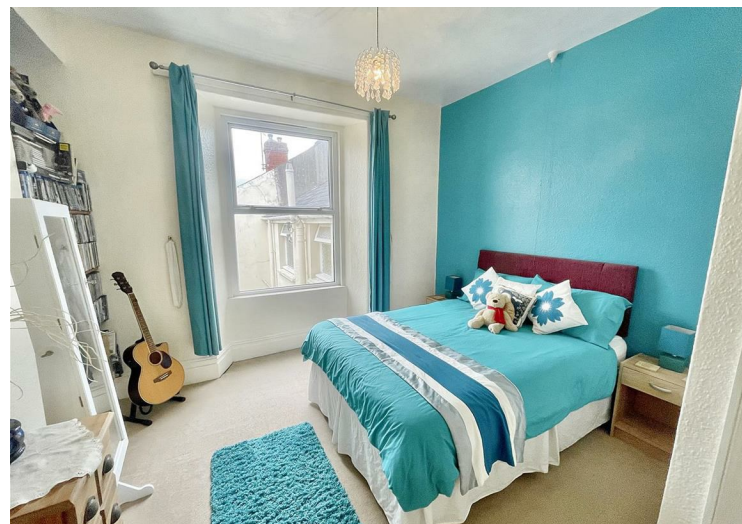
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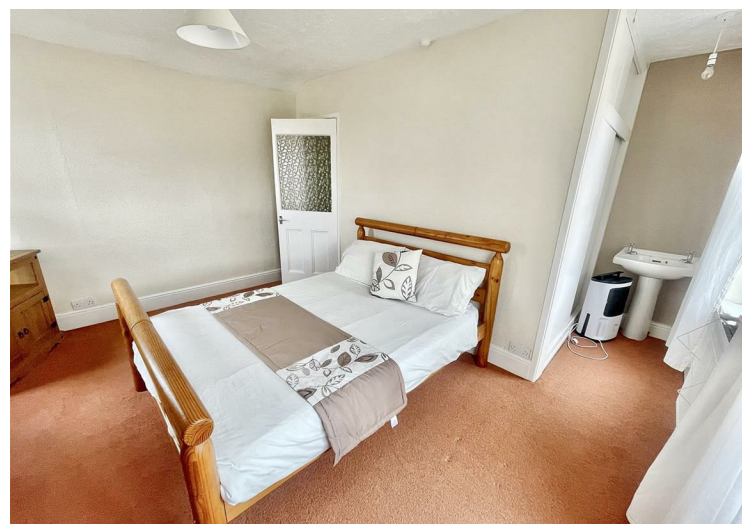
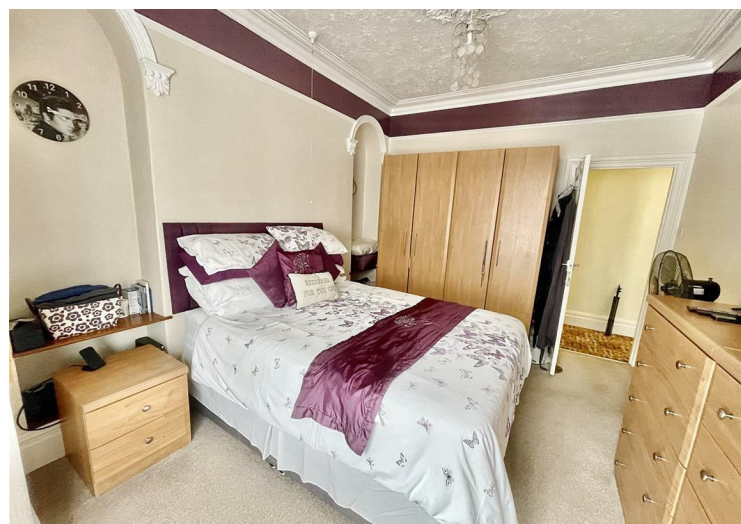
The Agent that goes the Extra Mile





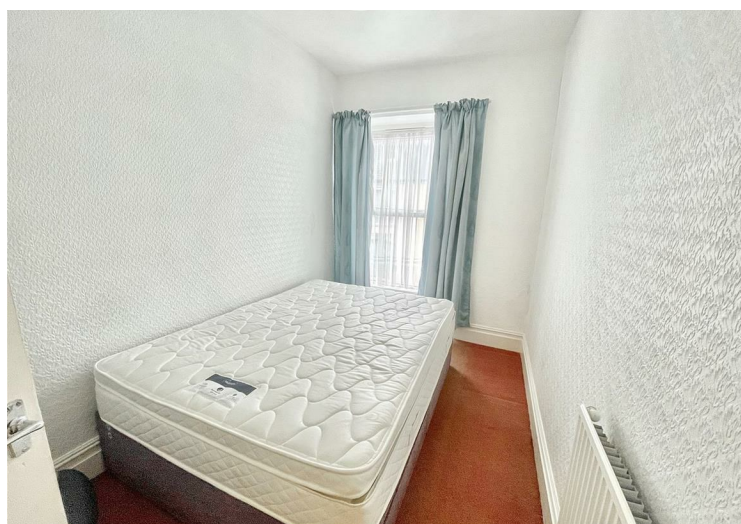
****DRAFT**** We are pleased to bring this mid terrace house in Bush Street in Pembroke Dock. The property is situated within walking distance of all local amenities. The accommodation provides; a entrance porch leading into the hallway, boasting the original archway, ceiling rose and stained glass window in the original door. Through the hallway, there is an open plan living/dining room with access out into the garden. To the rear of the property is the kitchen fitted with a range of units, leading into a further dining room which could be used as a office / fifth bedroom if needed. Accessed under the stairs, there is a basement with two rooms, currently used for storage and a utility area. The first floor boasts a split level landing, with a double bedroom to the rear overlooking the garden and a bathroom. The front of the house provides two further double bedrooms and a single bedroom.

Externally, to the rear the garden is accessed via the original slate steps. The garden has a paved seating area, ideal for a nice seating area, leading to the lawned area. To the bottom of the garden there is a double garage, providing rear access and ample storage. There is a separate entrance for the basement providing potential for a separate accommodation subject to any necessary planning permissions.



Located with everything you need on your doorstep, this property is highly worth viewing to appreciate it's size, layout and potential for an ideal family home. 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, leisure centre and a golf course.



DIRECTIONS

From the Pembroke Office head out of town in the direction of Pembroke Dock, up Bush Hill and then down Ferry Lane. Take the left hand turn off Ferry Lane onto Bush Street and follow the road along, going over the mini roundabout. Continue down Bush Street and the property is on your right.

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