

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: Leasehold 999 years from 01/01/2008 Service charge £800 per annum (2024). Private residential dwelling, no animals without permission from freeholder.
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING: Electric heaters
TAX: A

We would respectfully ask you to call our office before you view this property internally or externally

HC/ESL/09/24/DRAFT

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
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TELEPHONE: 01646 680006

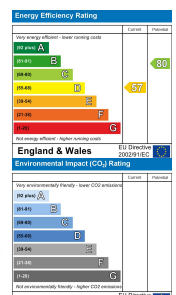


9 Co-op Lane, Pembroke Dock, Pembrokeshire, SA72 6XL

- First Floor Apartment
- Central Location
- Electric Heaters
- Bay Window To Front
- No Onward Chain
- One Bedroom
- Leasehold Property with 999 Year Lease
- Well Presented
- Allocated Parking Space
- EPC Rating: D

Offers In Excess Of £70,000

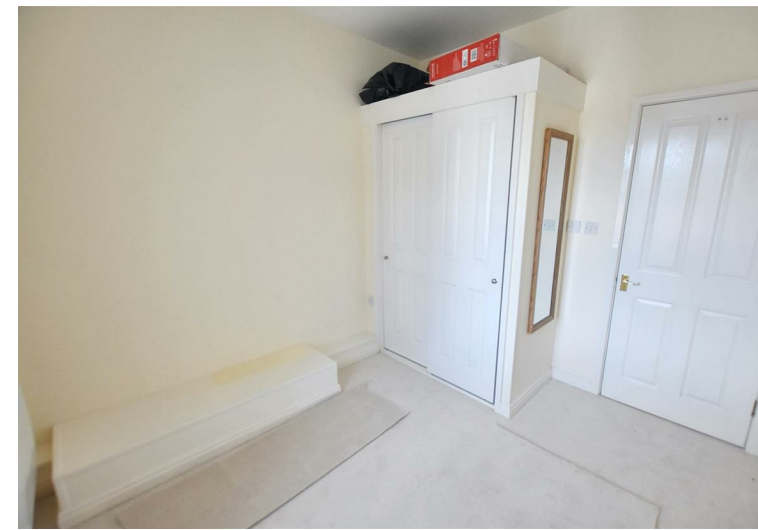
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The Agent that goes the Extra Mile



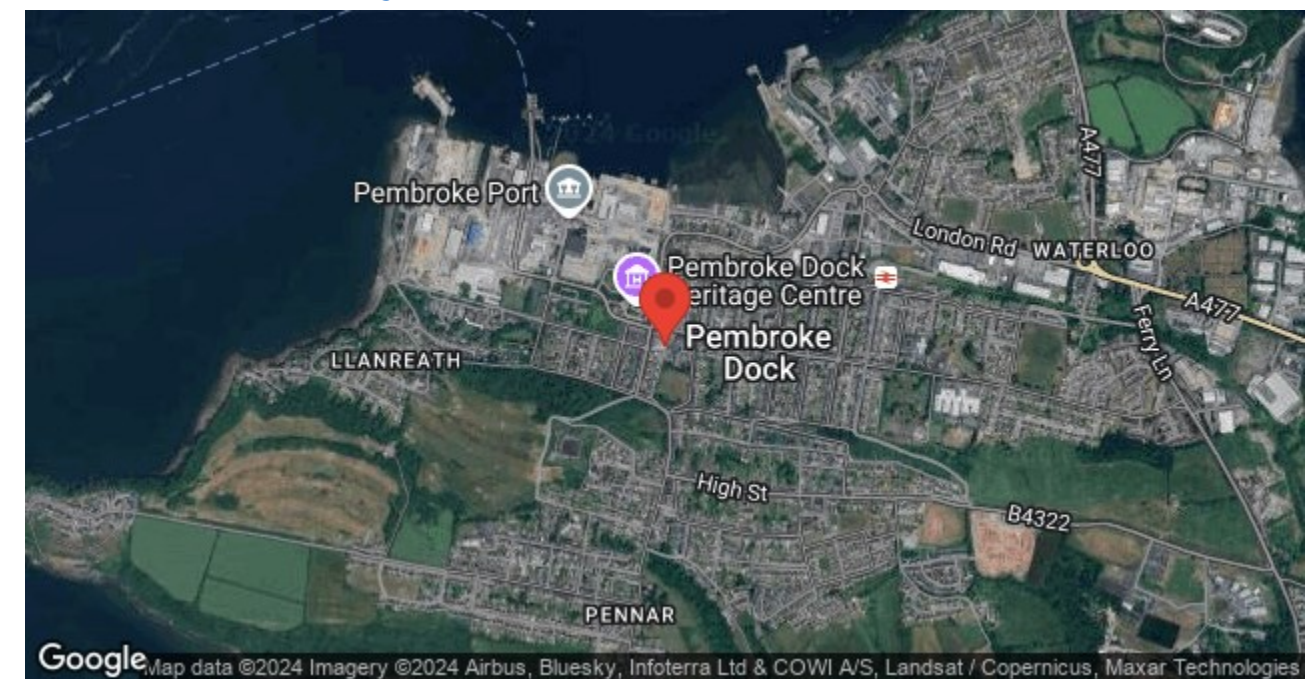


We are excited to offer this well presented one bedroom leasehold flat with a 999 year lease with 984 years remaining (2024). Situated on the first floor of the building, the property is also conveniently located in Pembroke Dock with a variety of amenities on your doorstep, including local shops, supermarkets, retail parks, and also benefits from easy access to public transport.

The accommodation of the property comprises of an open plan living/kitchen/diner with a feature bay window. Through a hallway coming off the living area there is a family bathroom with a bathtub and over head shower, and the bedroom which benefits from a fitted wardrobe for storage. Externally, the property benefits from an allocated parking space.

The property would make an ideal investment property, or great for a first time buyer. Viewing is highly recommended to appreciate what the property has to offer!

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 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. Take the road almost to the end and take the left-hand turn after Albion Guest house on to Co-Op Lane. The property will be found on the right-hand side. What3Words reference: [online.rectangular.inflation](https://www.what3words.com/online.rectangular.inflation)

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