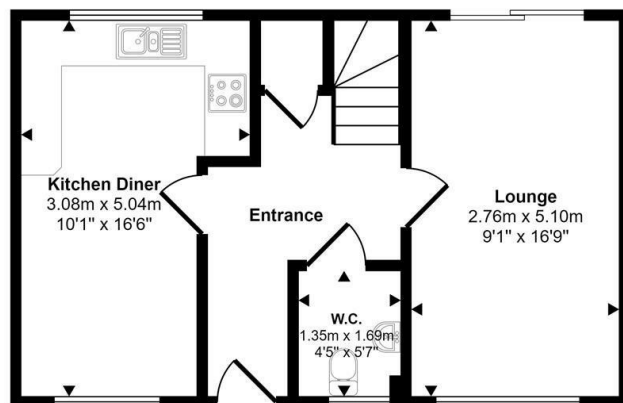
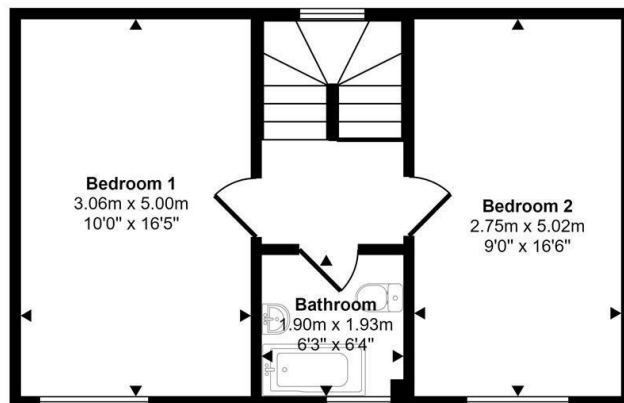


Approx Gross Internal Area  
81 sq m / 868 sq ft



Ground Floor  
Approx 41 sq m / 436 sq ft



First Floor  
Approx 40 sq m / 432 sq ft

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: Freehold

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: Gas

TAX: C

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

HC/ESL/10/24/

TAKE ON OK 14.10.24 HC

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,

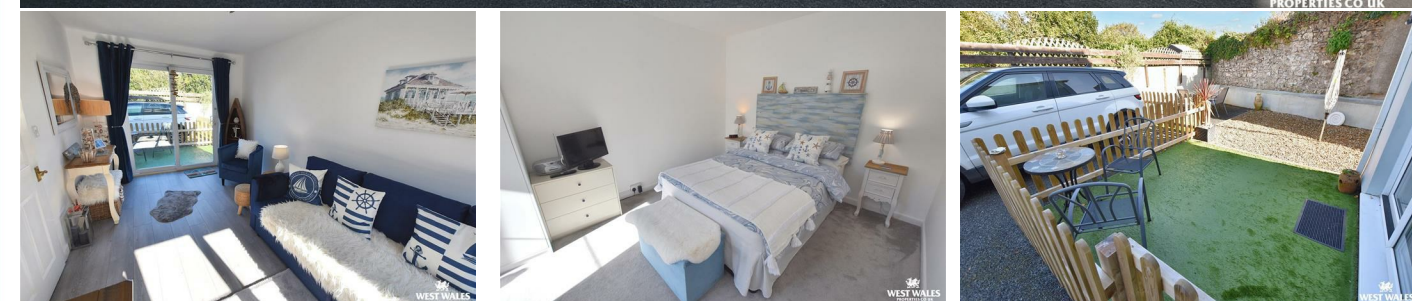
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

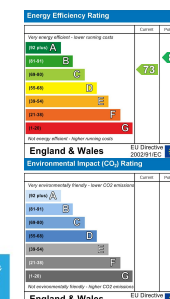


## 70 Station Road, Pembroke, Pembrokeshire, SA71 4AH

- Semi Detached House
- Two Double Bedrooms
- Parking to Rear
- Edge of Town Location
- Gas Central Heating
- Downstairs Cloakroom
- Modern Kitchen And Bathrooms
- Beautifully Presented
- Ideal First Time Buy
- EPC Rating C

Offers In Excess Of £155,000

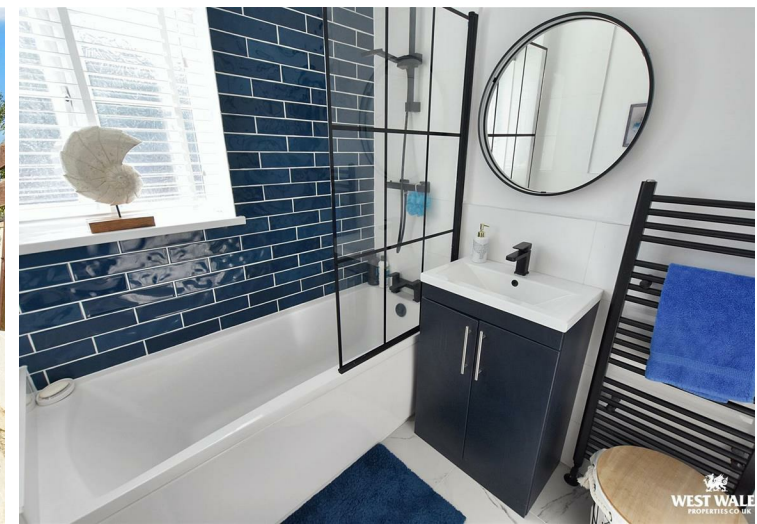
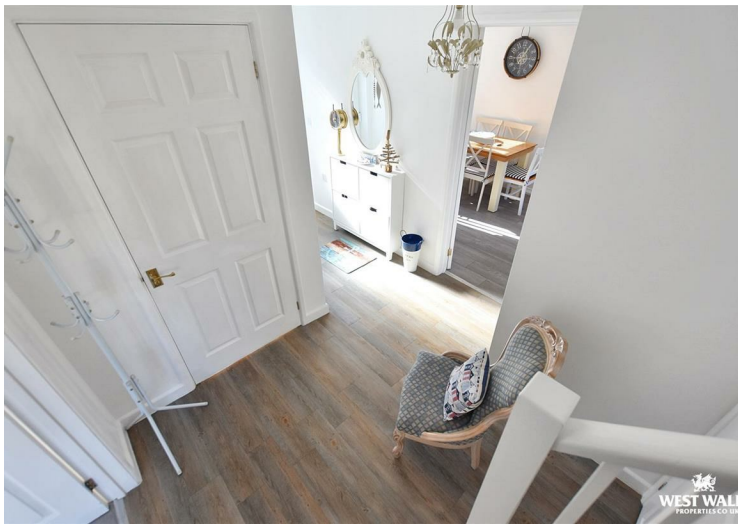
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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

**The Agent that goes the Extra Mile**

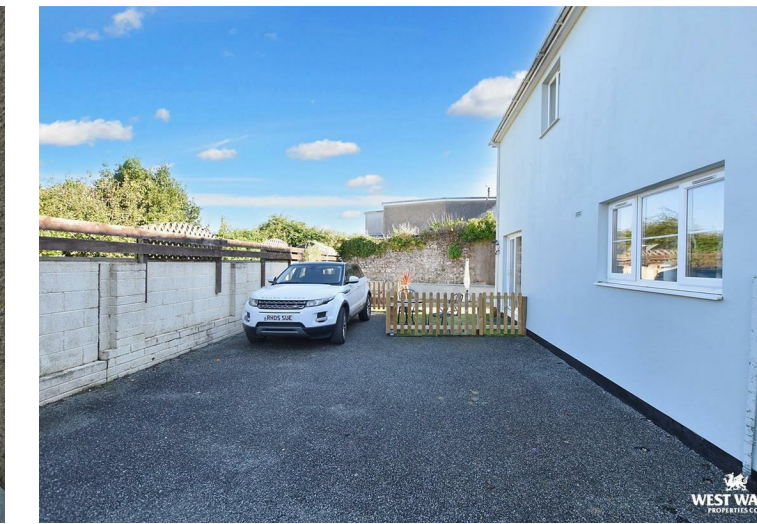
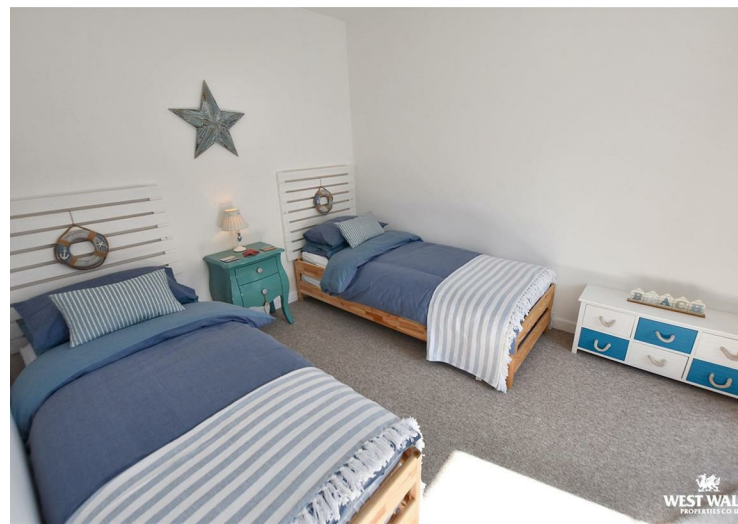
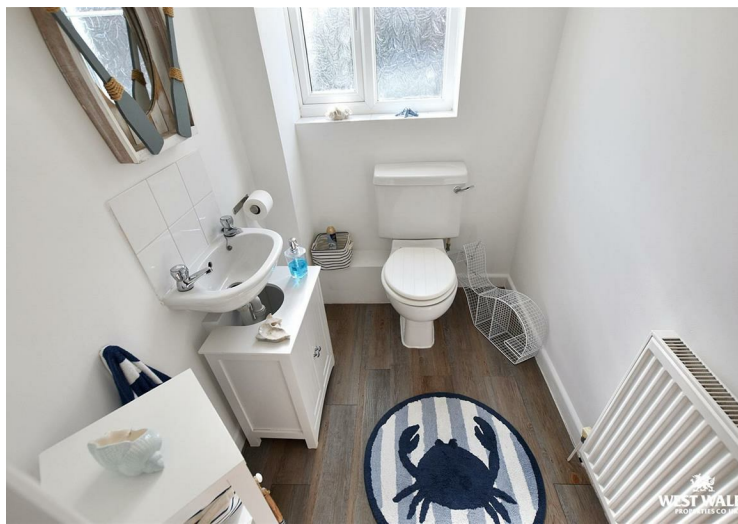




This immaculately presented semi detached house is situated on Station Road, Pembroke within walking distance to Pembroke Town boasting a range of local cafes, shops and the historic Pembroke Castle which holds multiple events throughout the year. The property, which has been modernised throughout comprises; entrance hall with under stairs cupboard and a WC, the kitchen/diner fitted with a range of units and the living room which has sliding doors leading out to the rear courtyard. The first floor boasts two double bedrooms and the family bathroom which is fitted with a modern suite. The home benefits from a neutral décor throughout and gas central heating.

Externally, to the rear there is off-road parking, accessed via a side lane and this property has a right of access over next door, with a loose gravel area down the side of the property providing a seating/storage area. Viewing is highly recommended to appreciate this wonderful home due to its size, location and style.

Pembroke Town is located in the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including a dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic and the Irish Ferry terminal to Rosslare. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks and council offices. The nearest beach to Pembroke town is in Freshwater East Bay approximately 3 miles away, with its white sandy beach that remains dog-friendly all year round.



### DIRECTIONS

From our Pembroke Office, continue down Main Street towards the mini roundabout, then take the second exit onto Station Road and continue along, past the train station and the property is on your left. What3Words: surely.norms.stuffing

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