

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: Band B

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

HC/ESL Take on ok 14.2.25

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ VVWProps

<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

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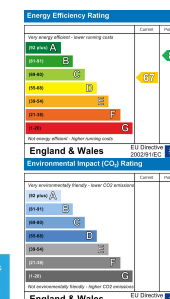


## 6 Monkton Lane, Pembroke, Pembrokeshire, SA71 4LP

- Terraced House
- Open Plan Living Space
- Walking Distance to Town
- Family Bathroom
- Ideal First Time Buy or Investment
- Two Bedrooms
- Rear Garden
- Gas Central Heating & Double Glazing
- No Onward Chain
- EPC Rating: D

**Offers In Excess Of £160,000**

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**The Agent that goes the Extra Mile**





This character mid-terrace cottage is situated in the historic town of Pembroke within walking distance to the variety of amenities the town has to offer. With an abundance of charm throughout, the property would make the ideal first time buy or investment property. The property has been run for the last six years as a successful holiday let, offering the potential to be sold as a going concern with an income stream. The accommodation of the property comprises; Open plan living place, two bedrooms, family bathroom, contemporary kitchen fitted with a range of modern appliances. The property boasts a neutral decor throughout with boarding in the loft space for storage, double glazing and gas central heating.

Externally, there is a lawned garden to the rear with a decked seating area and a workshop which is handy for storage of external equipment.

With the added appeal of having no forward chain, this pretty cottage is not to be missed!

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 the Pembroke office, follow the one-way system around the town of Pembroke, and go left over the bridge towards Monkton and Hundleton. The property will be found on the right hand side opposite Monkton Swifts. What3Words: nanny.revival.lifetimes.



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