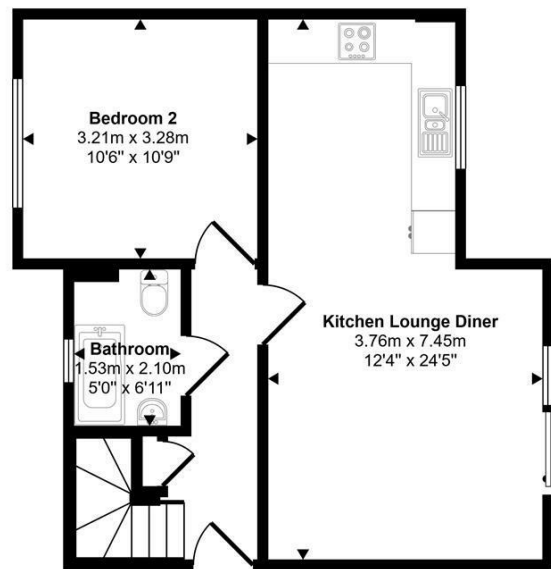
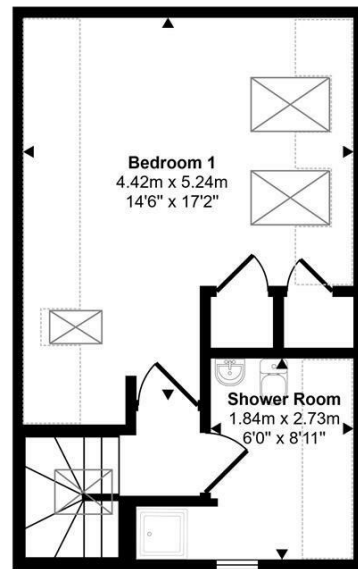


Approx Gross Internal Area  
78 sq m / 837 sq ft



Ground Floor  
Approx 46 sq m / 491 sq ft



First Floor  
Approx 32 sq m / 346 sq ft

Denotes head height below 1.5m

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, Mains Gas

HEATING: Gas

TAX: Band C

Please be advised that a member of staff has an interest in this property.

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

HQ/ESL/01/25/OK

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

01646 680006  
[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)

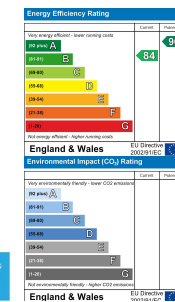


## 7 Woodside Grove, Pembroke, Pembrokeshire, SA71 4QY

- Chain Free
- Located On A No Through Road
- Immaculately Presented
- Off Road Parking
- Two Double Bedrooms
- Semi-Detached Dormer bungalow
- Valid Warranties Remaining
- South-Facing Garden With Shed And Seating Area To Rear
- Downstairs Bathroom And Bedroom
- EPC Rating: B

**Offers Over £210,000**

**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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**The Agent that goes the Extra Mile**





This CHAIN FREE 2-Bed Semi detached Dormer bungalow with a South Facing Garden is located on a no through road on the outskirts of Pembroke town. The property was completed in 2021 and remains within its warranty period. the layout briefly comprises of an entrance hall with coat cupboard, an open plan living room/diner/kitchen with integral appliances, a downstairs bedroom and downstairs bathroom. On the first floor there is a master bedroom with fitted wardrobe and a seperate shower room. The property is served by gas central heating and double glazing. IT is in an immaculate order, with oak doors and a neutral decoration throughout.

Externally, there is a driveway to the front providing off road parking for two cars. A pedestrian gate leads to the rear garden, which is laid to lawn with a garden shed. French doors in the living room leads through to an elevated decked seating area which overlooks the south facing-garden which includes a hard standing area and shed.

This beautiful and well tended home would make a fantastic first time buy, a must see!

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 proceed down The Darklin towards the mill pond, over the prodge and up the hill. Shortly after passing the petrol station on your left, turn right onto Woodside Avenue and follow the road round to the right onto Woodside Grove, where the property will be found on the left-hand side. What3Words: giggles.inspector.fishnet

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