

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/Take on ok 10.3.25

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

4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

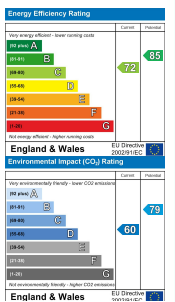


## 25 Monkton, Pembroke, Pembrokeshire, SA71 4LS

- Mid Terrace House
- Three Reception Rooms
- Low Maintenance Garden
- Walking Distance To Amenities
- Gas Central Heating
- Four Bedrooms
- Convenient To Pembroke
- Downstairs Shower Room
- No Onward Chain
- EPC Rating: C

Price £155,000

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*The Agent that goes the Extra Mile*







A fantastic opportunity to purchase a mid terrace house with four bedrooms in the periphery of Pembroke town. The layout of this versatile property briefly comprises: Entrance hall, lounge, sitting room, dining room, kitchen, shower room, four bedrooms and family bathroom. Externally the property offers a low maintenance patio garden which faces South, allowing for maximum sunshine. The property benefits from UPVC double glazing, gas central heating, and is within walking distance of many everyday amenities including schools, shops and public transport links.

With the further appeal of no onward chain - Viewing is highly recommended!

This property is located on the outskirts of the historical town of Pembroke with its impressive castle, many shops, schools and amenities. Just a short drive away is the popular seaside towns of Tenby and Saundersfoot with their sandy beaches and picturesque harbours.



### DIRECTIONS

From the Pembroke office head through the traffic lights on the way to Monkton, follow the road round and the property will be found on the left hand side before you reach the school.  
What3Words///:slogans.define.searcher

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