

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, Gas  
HEATING: Gas  
TAX: Band E

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

HC/ESL/01/25  
TAKEONOK/20/01/25/LLE

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](mailto:pembroke@westwalesproperties.co.uk)

TELEPHONE: 01646 680006

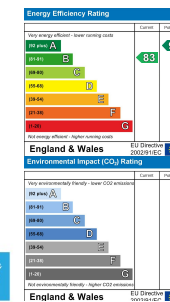


## 81 Gatehouse View, Pembroke, Pembrokeshire, SA71 4TP

- Detached House
- Driveway Parking For 3 Cars
- Utility Room And Downstairs WC
- Convenient To Pembroke
- Views Over Town And Castle
- Four Bedrooms
- Single Garage
- Master Bedroom With En-Suite Shower Room
- No Onward Chain
- EPC Rating: B

Price £280,000

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







Welcome to 81 Gatehouse View, an immaculately presented detached house located in a popular residential area on the outskirts of Pembroke. The property sits in an elevated position enjoying views of the town and castle, and is located conveniently for schools, amenities and public transport links. The layout of the property briefly comprises of an entrance hall, lounge, open plan kitchen/diner, utility room and WC on the ground floor. On the first floor is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The property is served by gas central heating and double glazing.

Externally, there is a driveway to the front providing off road parking for three cars and access to the integral single garage. A side gate gives pedestrian access to the rear garden, which is laid to lawn with a patio seating area and backs onto woodland. The garden is also equipped with an outdoor socket and tap.

With the added appeal of no onward chain, this family home is ready to be moved into immediately! Viewing is highly recommended!

Pembroke Town is located In the South of Pembrokeshire, approximately 12 miles away from the county town of Haverfordwest. The town is focused around the spectacular medieval castle, built in 1093 and birthplace to Henry VII, which is accompanied by a stunning mill pond and circular walk.



**DIRECTIONS**

From the Pembroke office proceed down over the Mill Pond bridge and follow the road up the hill to the traffic lights. Turn right onto Buttermilk Lane and then turn right onto the Persimmon Home site, following the road round to the right and take the left-hand turn onto Gatehouse View. Follow the road to the bottom of the cul-de-sac and the property is located on your left denoted by our For Sale Board. WHAT 3 WORDS - accordion.hypnitist.deferring

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